



Orchard Rise

Coombe | Surrey

GUIDE PRICE £2,250,000 STC

Orchard Rise

Coombe | Kingston upon Thames | Surrey | KT2

A fabulous six bedroom family home with three spacious family rooms situated in a sought after residential road.



THE PROPERTY

Approached off Coombe Lane West onto Orchard Rise, a private gravelled road which was jointly bought with all the other residents of The Crown Estate. Once over the block paved section of the drive, there is a gravelled forecourt for several cars with mature hedging and a stunning Wisteria to the front of the house. The covered recessed porch leads to the original solid Oak door, which opens into a very spacious entrance hall with Oak herringbone flooring, a deep understairs cupboard and step down to the guest cloakroom with bookshelves.

The formal drawing room is to the left of the house with a double aspect view, French doors to the rear garden and a feature gas fireplace with a slate surround and base and herringbone flooring. Featured throughout the house, there are built-in bookshelves found in several rooms. The dining room features a bay to the rear garden with a false fireplace surround and Oak herringbone flooring. Throughout the house are double glazed Aluminium windows and French external doors of high quality.

In 1998, the whole property was fully refurbished, it included a full rewiring, new plumbing and heating pipe work, and the installation of a new Keston gas fired boiler in 2021. The new kitchen comprises of a hand painted range of custom built and designed units with a wealth of units including two larder cupboards, integrated fridge/freezer, dishwasher, 5-ring gas hob and large double oven below with a steel canopy above and steel splash back, with a Granite surface and terracotta tiled floor which stretches through the family room and breakfast room. The laundry room offers space for the washing machine and tumble dryer, a butlers sink recessed in a Granite surface, with a Keston wall mounted boiler, a built-in cupboard housing the unvented hot water cylinder and storage cupboards, and a door leading to the front garden. The Velux windows introduces so much light into this area as well.



LOCATION

Orchard Rise is a private road which abuts the Coombe Estate and is conveniently located close to Kingston town centre with its excellent shopping facilities, as is the A3 trunk road offering fast access to Central London and both Gatwick and Heathrow airports via the M25 motorway. The nearest train station at Norbiton is within easy walking distance and provides frequent services to London Waterloo with its underground links throughout the city.

The 57 bus route, with bus stops on either side of Coombe Lane West at the end of Orchard Rise, offer a 24 hour route to Wimbledon and as far as Tooting or Kingston town centre. A lifeline for the adults for work

purposes and for school children to the town centre and schools. Wimbledon Station offers both over ground links into London and the District Line as an underground link.

The immediate area offers a wide range of recreational facilities including three golf courses, tennis and squash clubs. The property is also within walking distance to Ladderstile Gate providing access to Richmond Park; an area of outstanding beauty and provides a picturesque setting in which to picnic, go horse riding, jogging or just take a leisurely walk through the snicket at the end of Orchard Rise which leads into The Drive. From there, onto George Road and then up Warren Road across to Kingston Hill and Ladderstile Ride. This gate

is a pedestrian gate and vehicular access is via the Kingston Gate. Theatres at Richmond, Kingston and Wimbledon are also popular alternatives to the West End together with an excellent choice of restaurants.

Holy Cross Prep, Rokeby School and Marymount International are within easy walking distance along George Road and Coombe Hill Infants and Juniors within a short walk away along Coombe Lane West. There are many other schools for all ages, both private and state within easy reach and a variety of International schools such as the German School in Petersham and the Norwegian School in Wimbledon.



Being West-facing, the rear terrace is perfect for alfresco entertaining, especially with the awning to the back of the drawing room. The garden is mainly laid to lawn, with a wealth of trees including fruit ones, with two timber sheds to the rear to either side of the landscaped rockery approached by stepping stones from the crazy paved path. The rockery is home to a wealth of perennials and benefits from a high hedge to the rear offering seclusion.

Planning Proposal
 A decision notice was granted on the 15 July 1999 for the single storey rear extension and confirmation of building control approval (99/06246/FUL). There is another consent dated May 2007 (7/14244/FUL) for the proposal for a single storey side, part single/part two storey side and front extension, dormer to the front slope. As the single storey side extension was implemented, the rest of the consent remains valid. (Plans available upon request)

TERMS
 TENURE Freehold
 GUIDE PRICE £2,250,000 STC
 LOCAL AUTHORITY Royal Borough of Kingston upon Thames
 COUNCIL TAX BANDING G £3,538 PA (2022-23)
 ORCHARD RISE ESTATE CHARGE £100 PA (not changed for 10 years)
 EPC RATING D

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Off the breakfast room is another door leading to another section of the new covered side extension, with ample storage and rear garden door. The family area is a wonderful addition to the house, which enjoys the aspect of the garden and afternoon sun with French doors onto the crazy paved terrace.

The first floor of the house is home to the main bedroom with a modern en suite bathroom and a wall of built-in cupboards, two further doubles, a study/bedroom and a family bathroom with access to a deep storage cupboard. The new second floor offers two further bedrooms and a shower room with ample storage in the eaves.



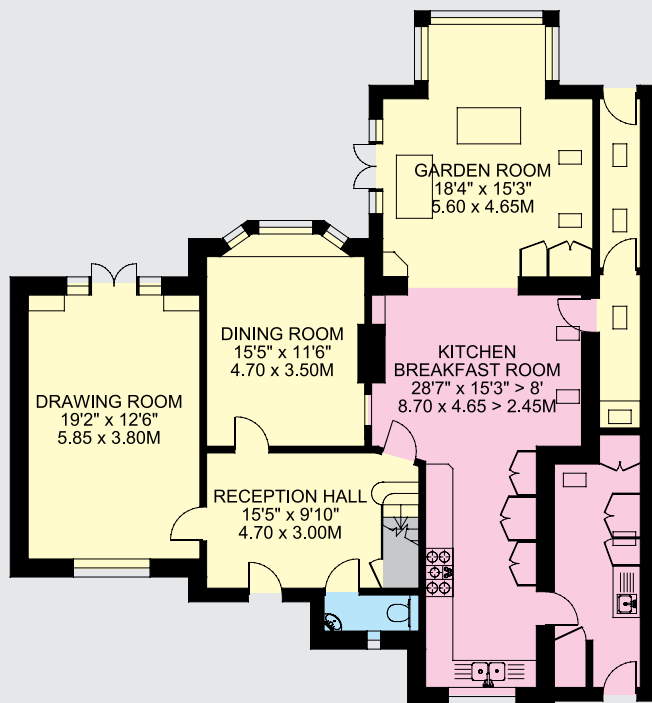


**ORCHARD RISE
NEW MALDEN KT2**

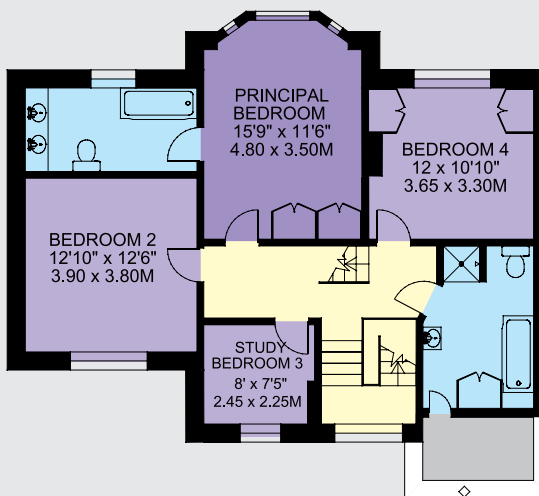
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■ = 2606 SQ.FT. / 242.1 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 □ = 342 SQ.FT. / 31.8 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 2948 SQ.FT. / 273.9 SQ.M.



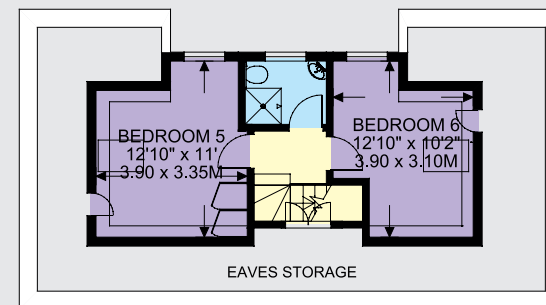
GARDEN
 115' x 48'10"
 35.05 x 14.90M



GROUND FLOOR 1416 SQ.FT.



FIRST FLOOR 873 SQ.FT.



SECOND FLOOR 317 SQ.FT.

FRONT GARDEN / DRIVEWAY
 38'10" x 48
 11.85 x 14.90M



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