

Wolsey Close

Coombe | Surrey

GUIDE PRICE £2,250,000 STC

020 8947 9393 | COOMBERESIDENTIAL.COM

Wolsey Close

Coombe | Kingston upon Thames | Surrey | KT2

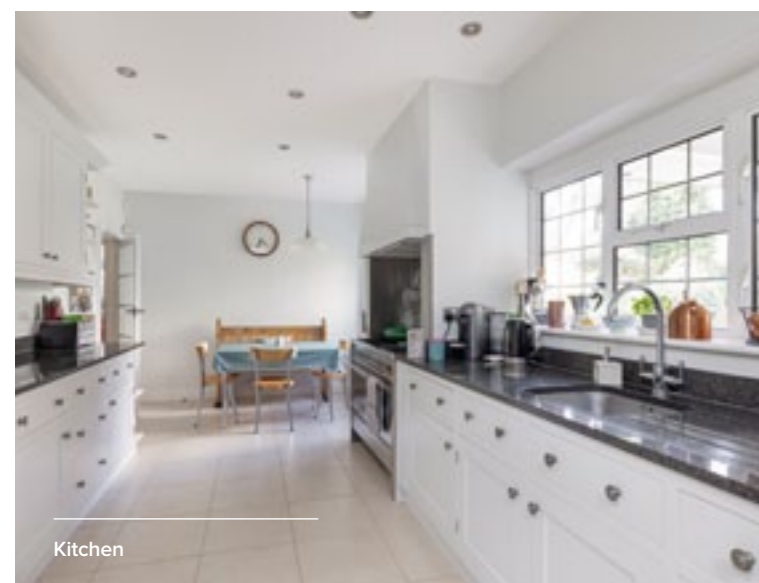
A charming four double bedroom family home within a quiet close with uninterrupted views of the Coombe Wood Golf Course from the first floor bedrooms, presented in excellent order throughout with spacious ground floor accommodation.



Dining Room



Study/Family Room



Kitchen



LOCATION

Wolsey Close is within a very short walk from Norbiton train station with services to London Waterloo in thirty minutes. Bus stops for the 57 bus route towards Wimbledon and towards Kingston are also positioned on Coombe Lane West.

The immediate area offers a wide range of recreational facilities including boating on the River Thames, polo at Ham, golf at Coombe Hill, Coombe Wood and The Royal Wimbledon golf courses. The Roehampton and David Lloyd tennis and sports clubs are nearby as is the All England Lawn Tennis Club. There is racing at Sandown, Kempton, Ascot and Windsor.

Kingston Gate is within easy reach giving easy access to the 2,360 acres of The Royal Richmond Park, an area of outstanding beauty, providing a picturesque setting in which to picnic, go horse riding, jogging or just take a leisurely walk. Theatres in Kingston, Richmond and Wimbledon are a popular alternative to the West End alongside an excellent choice of local pubs and restaurants.

There are numerous schools for all ages, private, state and a variety of international schools all within the proximity of Wolsey Close with a variety of school bus pick-up points leading to other schools further out into Surrey such as the ACS in Cobham, LEH for Girls and Hampton Boys school, etc. Holy Cross Prep, Rokeby School for Boys and Marymount International School on George Road are easily accessible on foot through Orchard Rise and the snicket at the end leading into The Drive connecting to George Road at the upper level. A great way to start the day with a healthy walk going to school, that is in addition to being within walking distance to the Coombe Hill Infant and Juniors schools.

ACCOMMODATION COMPRISES

- ◆ Vestibule
- ◆ Reception Hall
- ◆ Drawing Room
- ◆ Dining Room
- ◆ Kitchen/Breakfast Room
- ◆ Utility Room
- ◆ Study/Family Room
- ◆ Guest WC
- ◆ Principal Bedroom with En suite Shower Room
- ◆ Three further Bedrooms
- ◆ Family Bathroom

AMENITIES INCLUDE

- ◆ Gas Central Heating & Hot Water
- ◆ Double Glazing
- ◆ Integral Garage
- ◆ Forecourt Parking
- ◆ Approximately 0.16 of an acre



Drawing Room



Bedroom Four



Principal Bedroom



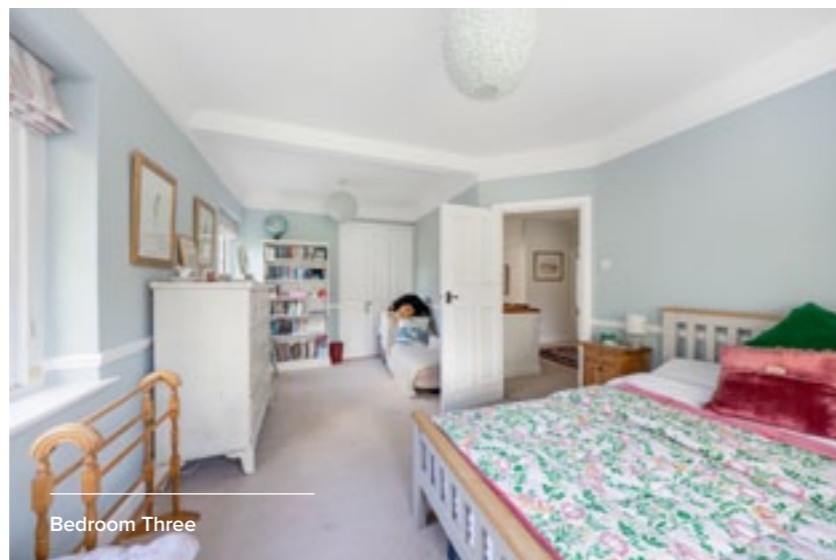
Bedroom Two



Family Bathroom



Bedroom Three



Bedroom Three

THE PROPERTY

Approached towards the end of this quiet oasis off Coombe Lane West where the residents are proud to keep the close in pristine order and enjoy a strong community feel. This fabulous home has been in the same ownership since April 2001 and they are only selling for downsizing purposes.

The property is approached across a mono block paved forecourt offering space for five cars bordered by mature planting leading to a tiled pitched portico with a solid wood front door and leaded glazed side windows to a vestibule, ideal for coats and shoes with door leading into the integral garage with ample space for bicycles and storage. A wide-panelled glazed door continues into a spacious entrance hall with the original Oak wood strip floor giving access to the principal reception rooms and the family room/study off the first landing via the stairwell. The guest cloakroom is found comfortably positioned under the stairs.

The front double-aspect drawing room, with a double-glazed bay window, faces due South-West with stained decorative side windows, a feature stone surround and an open fireplace. Double six-panel doors with Piano hinges allow them to fold completely back opening into the dining room with similar side windows and double-glazed French doors with large side windows, which open onto the rear terrace.

It is worth noting at this stage that all the internal doors of the entrance hall are glazed, throwing an immense amount of natural daylight throughout the ground floor. The kitchen/breakfast room offers an aspect over the delightful rear garden with a bespoke shaker-designed range of wall and base units with larger cupboards, and black granite surfaces which L-shapes to the laundry area and stable doorway. There is a wealth of integrated appliances including a stainless steel 120 cms SMEG double oven with a 6-ring gas hob and hot plate, a stainless steel surround and a recessed extractor hood. The laundry area has a large recessed Belfast sink with mixer taps and a stable doorway into the garden patio. A skylight illuminates the area where the freestanding dresser is positioned, but is not included in the sale. A door leads into the family snug/study with a wall of built-in cupboards, shelving and TV recess with an encased radiator panel with Velux windows to the side pitch.

The generous first-floor landing is home to four very spacious double bedrooms, the first off the half landing with a high ceiling, built-in wardrobes and a wall of built-in bookshelves. Bedrooms two and three have built-in

wardrobes, are double aspect and enjoy uninterrupted views over the rear garden and Coombe Wood golf course. There is a possibility to create an en suite shower room within the L-shaped part of bedroom three.

The principal bedroom faces due South over the quiet close with a range of built-in wardrobes and benefits from an en suite power shower with half-stone tiled walls and surface over the vanity unit with a recessed oval wash hand basin with mixer taps. The family bathroom has a panelled bath with mixer taps and an over-the-bath shower and screen, with a stone tiled surround. There are half-panelled walls to the rest of the bathroom with a low-level WC and pedestal wash hand basin. There is a built-in linen cupboard and a further airing cupboard off the landing and access to the loft.

Many of the houses within this close have extended their accommodation into the loft and also to the rear. This particular property, subject to necessary consents, could be extended over two levels to the rear with a new extended loft to form a large principal bedroom to the second floor, or possibly two further bedrooms and a bathroom.

Outside

The garden offers a terrace right across the rear of the house, with landscaped rockery with an abundance of perennials, evergreens and another suntrap terrace to the rear left of the garden. This lovingly tended garden, is mainly laid to lawn with the right-hand side of the garden ideal for swings, a trampoline and other uses such as a greenhouse. In addition, there is a long double-ended garden shed with plenty of storage. There is access to the front garden from the right side of the house. Looking from the back of the house there is a tranquil open outlook over an established Laurel hedge towards Coombe Wood golf course.

The house has a Wi-Fi enabled alarm system and the rear benefits from CCTV and flood-light system.

TERMS

TENURE Freehold
GUIDE PRICE £2,250,000 STC
LOCAL AUTHORITY Royal Borough of Kingston upon Thames
COUNCIL TAX BANDING H £4,748.64 PA (2024-25)
EPC RATING E (54)

NOTE: No warranty is given concerning this property, its fittings, equipment or appliances as they have not been tested by the Vendors' Agents. Measurements are approximate and no responsibility is taken for any error, or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particular or elsewhere. No part of this publication may be reproduced in any form without prior written permission of Coombe Residential Ltd. All rights reserved.

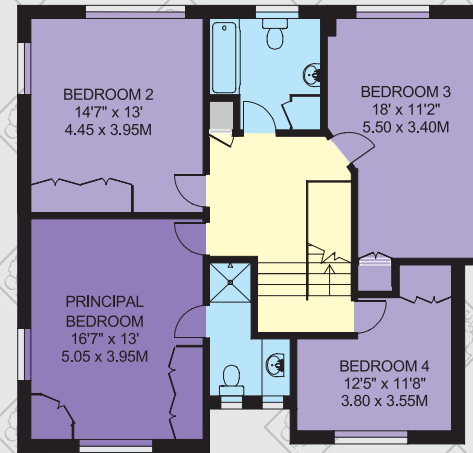
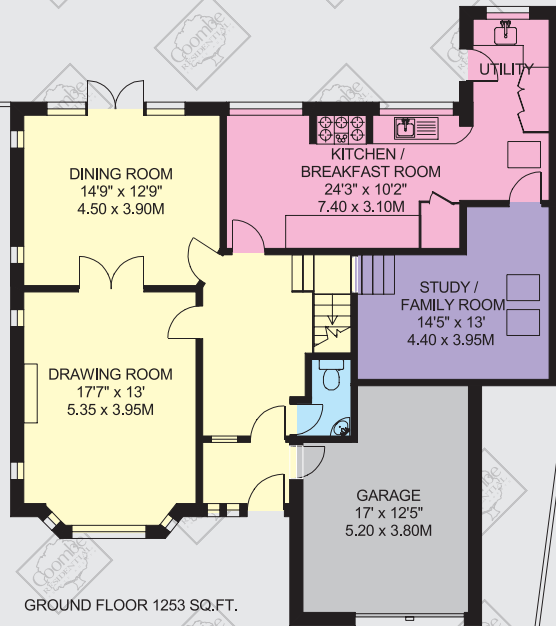


ACCESS TO GOLF COURSE

WOLSEY CLOSE KINGSTON HILL KT2

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
2250 SQ.FT. / 209 SQ.M.

REAR GARDEN
62'2" x 54'
18.95 x 16.45M



DRIVEWAY / FRONT GARDEN
51' x 42'7"
15.50 x 13.00M

COPYRIGHT: PLAN PRODUCED FOR "COOMBE RESIDENTIAL" BY FLOORPLANNERS 07801 228850
ALL MEASUREMENTS ARE MAXIMUM AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



020 8947 9393 | COOMBERESIDENTIAL.COM
259 COOMBE LANE | LONDON | SW20 0RH