

# Corscombe Close

Kingston Hill | Surrey

GUIDE PRICE £2,500,000 STC

PHOTO TAKEN 2013

## Corscombe Close

Kingston Hill | Kingston upon Thames | Surrey | KT2

Corscombe Close is a quiet private road situated on the brow of Kingston Hill within walking distance of Ladderstile Gate leading into the renowned Royal Richmond Park. The property was originally built circa 1966, however the property has been the subject of extensive works offering accommodation just in excess of 5,000 ft<sup>2</sup> (468 m<sup>2</sup>) excluding the integral garage.



### Location

Corscombe Close 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 network. Norbiton is the nearest train station, within walking distance or a short bus ride along the 85 and K2 routes, providing frequent services to Waterloo with its underground links to points throughout the city. The immediate area offers a wide range of recreational facilities including three golf courses, tennis and squash clubs. Richmond Park which is within easy access from Ladderstile Ride, is an area of outstanding beauty, and provides a picturesque setting in which to picnic, go horse riding, jogging or just take a leisurely walk. Theatres at Wimbledon and Richmond are also popular alternatives to the West End together with an excellent choice of restaurants. There are also numerous schools for all ages, private, state and a variety of international educational establishments all within the immediate vicinity.





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#### The Property

Set behind wrought iron railings and gates to a mono block paved forecourt is approached under a stone pillared canopy to a part glazed front door to an extremely spacious entrance hall with a sweeping staircase leading to the first floor. The ground floor has a formal drawing room with a feature gas fireplace and study, but a superb family lifestyle living/dining area combined with the kitchen which is comprehensively fitted with units from Pedini with Granite surfaces and stainless steel sinks with quality mixer taps and spray hoses. The integrated appliances comprise of two Wolf ovens and hob, Siemens dishwasher and a Samsung fridge/freezer. The utility room is also comprehensively fitted with similar wall and base units as the kitchen. The whole of the ground floor which is ceramic tiled has underfloor heating with radiators to all the bedrooms with underfloor heating to the bathrooms with heated towel rails. There are six bathrooms/shower rooms en suite with a seventh easily accessible to the seventh bedroom. In one of the bedrooms with the semi-circular bay is a fitted cupboard housing a sink within a Granite surface and microwave oven. This bedroom is ideal as a first floor living room. The master bedroom benefits from a well fitted out dressing room and balcony. The property has been comprehensively wired with a C-Bus home entertainment system and electrical lighting. The property also benefits from new powder coated aluminium double glazed windows and external doors, new slate tiled roof, two Valiant boilers and Megaflow hot water cylinders.

2 Corscombe Close is a bright property which enjoys an East-South-Westerly aspect and benefits from well tended lawns to the three sides.

With no chain, the property is available for immediate occupation.

#### Terms

Tenure Freehold

Guide Price £2,500,000 STC

Local Authority Royal Borough of Kingston upon Thames

Council Tax Banding G

NOTE: No warranty is given concerning this property, its fittings, equipment or appliances as they have not been tested by the Vendors' Sole 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



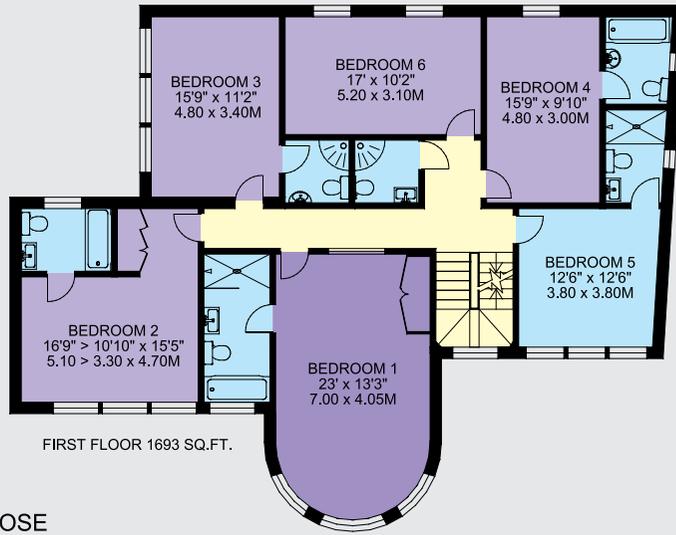
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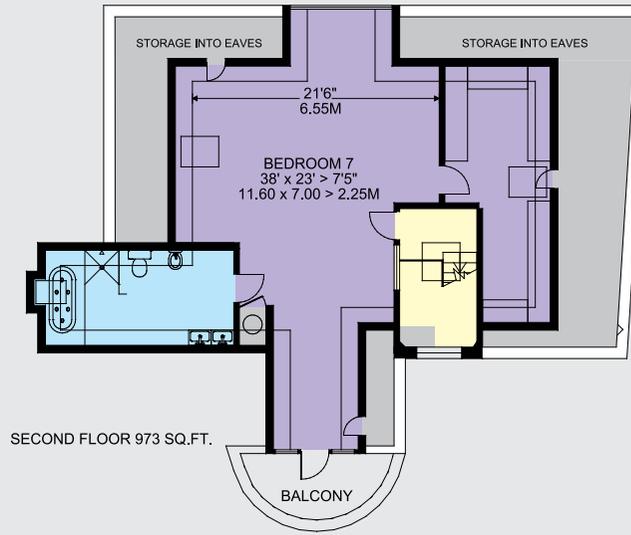
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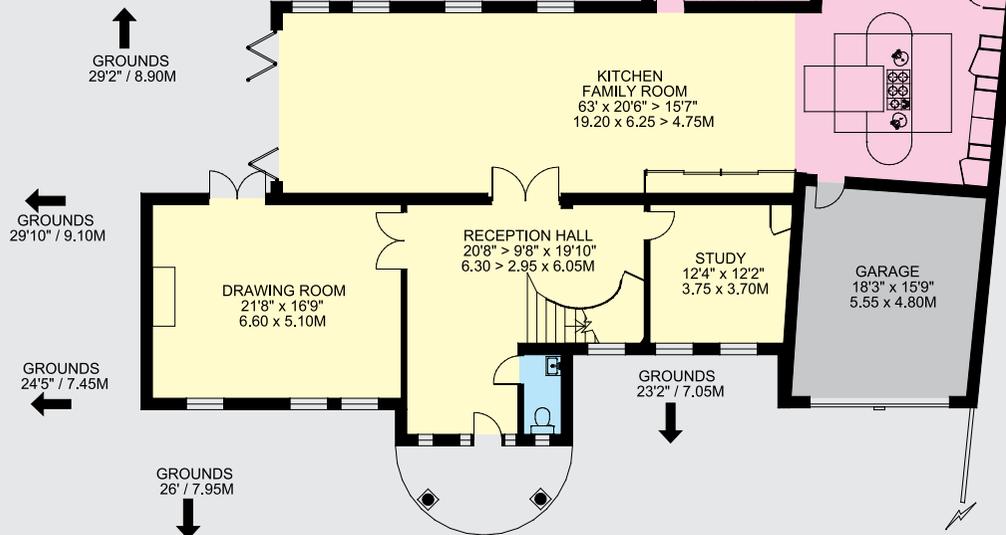
FIRST FLOOR 1693 SQ.FT.



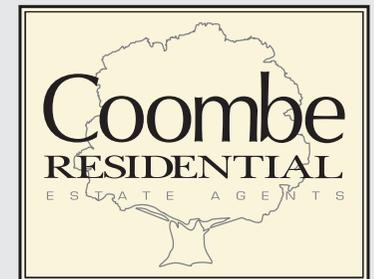
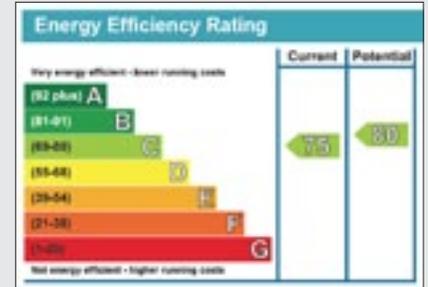
SECOND FLOOR 973 SQ.FT.

**CORSCOMBE CLOSE  
KINGSTON HILL**

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
 = 5040 SQ.FT / 468.3 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 = 380 SQ.FT. / 35.3 SQ.M.  
 TOTAL AREAS SHOWN ON PLAN  
 5420 SQ.FT. / 503.6 SQ.M.



GROUND FLOOR 2374 SQ.FT.



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