



Coombe Rise

Coombe | Surrey

GUIDE PRICE **£1,650,000 STC**

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Coombe Rise

Coombe | Kingston upon Thames | Surrey | KT2

We are delighted to offer this charming detached house of approximately 2,650 ft² (245 m²) and which lies in a plot of 0.21 of an acre. Originally built in 1933, it is presented in very good order throughout and boasts a fusion of classical features and modern, contemporary living. Some of the retained original features include the Oak wood panelling in the entrance hall and up the staircase, the Herringbone wood flooring throughout the ground floor and the brick fireplace in the family room.

Location

Coombe Rise is a quiet no through road 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 network. The nearest train station at Norbiton is within easy walking distance and provides 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 Kingston Hill Gate 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 Richmond 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 through a footpath at the end of Orchard Rise (an adjoining road) into The Drive and Coombe Hill Infants and Juniors within a short walk away. 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.

Accommodation Comprises

Entrance Lobby | Entrance Hall | Family Room | L-Shaped Drawing/Dining Room | Kitchen/Breakfast Room | Study | Guest Cloakroom | Master Bedroom with En suite Bathroom | Three further Bedrooms | Family Shower Room

Amenities Include

Gas Central Heating & Hot Water | Integral Garage | Double Glazed Windows | Security System | Outdoor Lighting | Forecourt Parking





The Property

Approached from the road via a carriage driveway paved with reclaimed flagstones, which offers off street parking for several cars. This leads to the front door opening onto the entrance hall, which boasts the original $\frac{3}{4}$ wall Oak panelling that blends in beautifully with the Oak flooring which runs through most of the ground floor. The same theme carries through the stairs leading up to the first floor. To the front of the property, the well-proportioned family room is located. Being West facing and benefitting from a large bay window to the front, this room is bright and offers some original features too; the wide brick built fireplace and the picture rails.

The drawing/dining room, rear facing and opening onto the kitchen/breakfast room, offers ample space for entertaining. It benefits from a large sky lantern and three sets of French doors, all opening onto the rear patio and garden, allowing the outside in. This room also benefits from a stunning Art Deco tiled gas coal effect fireplace with wood surround and opens onto the kitchen/breakfast room through a set of glazed doors. This is a beautiful space, warm with the warm colour of Oak square insets amidst the tiled flooring in the breakfast area which is also reflected in the colour of the wall and base units. Those are topped with a granite worktop incorporating a stainless steel sink and glass splash back. There is also a peninsular bar, providing extra storage space below, a wine cooler and seating for two stools. The range of integrated appliances includes two AEG built-in ovens, an AEG 5-ring gas hob with ELICA extractor hood above and an AEG dishwasher. A large free standing MIELE fridge/freezer is also available. There is also further built-in tall storage cupboards. From the breakfast area, there are bi-folding French doors opening onto the decked patio, and there is also access to the useful pantry, with louvred doors, deep and well equipped with shelving.

On the ground floor, there is a front facing study, with wall mounted shelving, and a guest cloakroom, with a door well hidden amongst the Oak panelled walls in the entrance hall.

The Oak panelled staircase leads up to the bright first floor landing, which has ample room for a second staircase should one convert the loft (subject to the usual planning consents) or could be used as study space. The master bedroom boasts beautiful views over the rear garden, via the large dormer window, which has been added by the previous owners, and a wall to wall set of fitted wardrobes. The en suite bathroom offers a white suite comprising a wash basin, a bidet, WC, a panelled bath and a fully tiled shower cubicle.

There are three further bedrooms, two of which benefit from a large range of fitted wardrobes and bay windows. Bedroom number four, albeit smaller in size, also has fitted wardrobes and views over the rear garden. The family bathroom offers a modern white suite comprising a wash basin with vanity unit below, WC and a fully tiled shower cubicle with glass doors. Also conveniently located on the first floor landing is the compact utility room, with plumbing and space for a washing machine and tumble dryer.

The East facing rear garden boasts a raised decked area for outside seating and is mainly laid to lawn with flowering shrubs and mature trees to the perimeter. At the back of the garden there is a shed for storage of bikes and garden tools. There is access to the front of the property via a paved path and a side gate.

Terms

Tenure Freehold
Guide Price £1,650,000 STC
Local Authority Royal Borough of Kingston upon Thames
Council Tax Banding G

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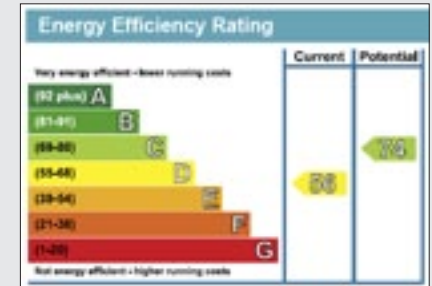
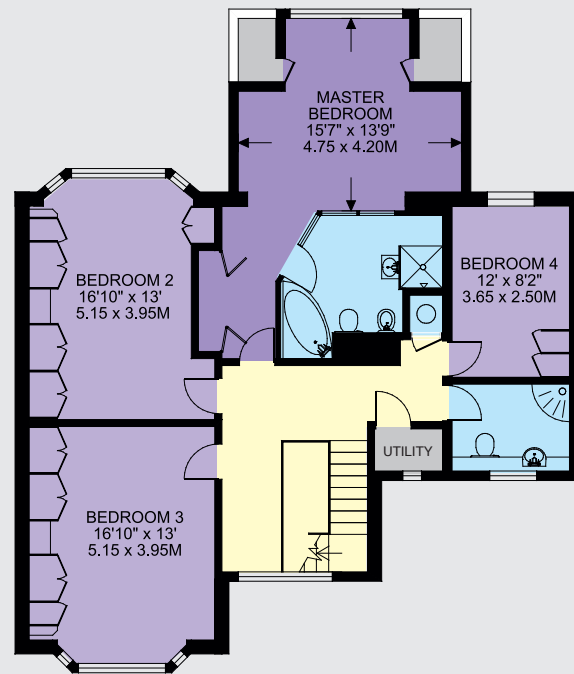
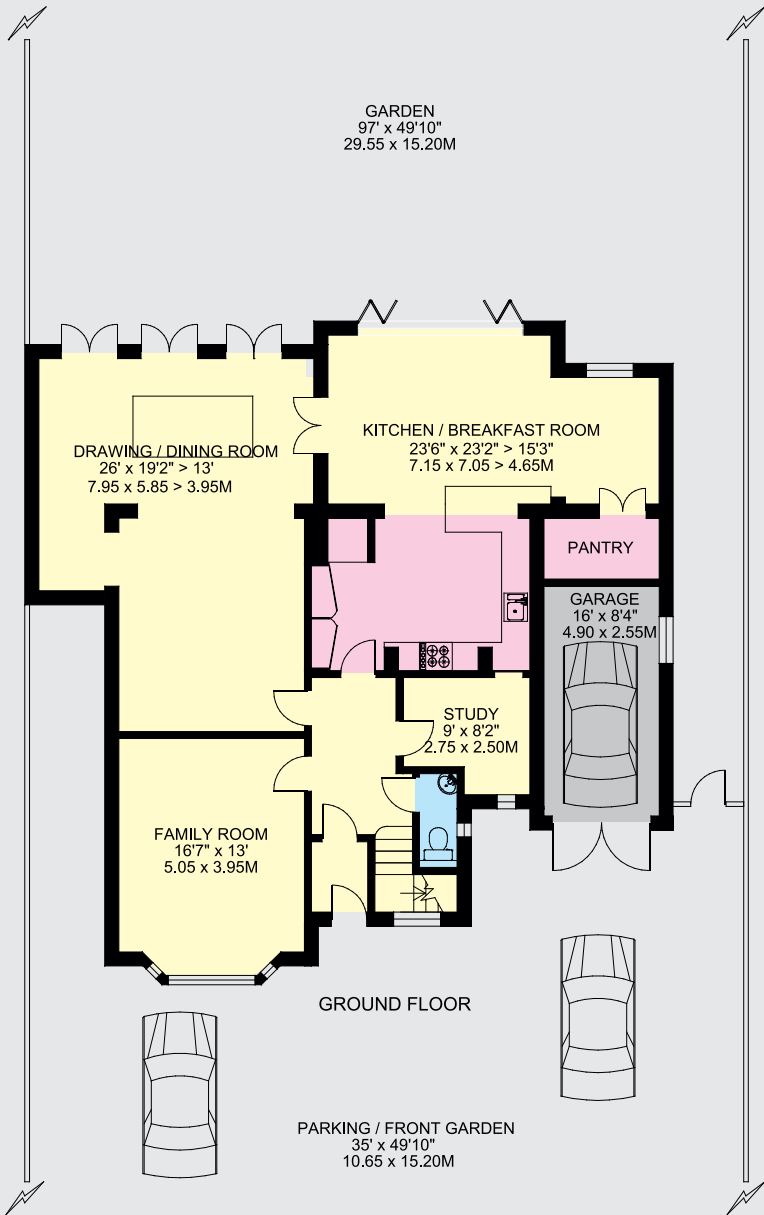
COOMBE RISE KINGSTON

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 2640 SQ.FT / 245.3 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 = 25 SQ.FT. / 2.3 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 2485 SQ.FT. / 247.6 SQ.M.



GARDEN
 97' x 49'10"
 29.55 x 15.20M



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