

# Moor Park Gardens

Coombe | Surrey

GUIDE PRICE **£3,750,000 STC**



## Moor Park Gardens

Coombe | Kingston upon Thames | Surrey | KT2

We are very pleased to offer this beautiful double fronted detached Georgian style residence set behind its own handsome gates with seven bedroom suites, positioned in an exclusive gated development within the exclusive Coombe Hill Estate. The property was fully refurbished and extended several years ago to very high standards with no expense spared with thought to detail.

### Location

Moor Park Gardens is conveniently located close to Kingston and Wimbledon town centres with their 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 stations at Norbiton and Raynes Park are within walking distance and provide frequent services to Waterloo (25 minutes approximately) with its underground links 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 the pedestrian gate at 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.

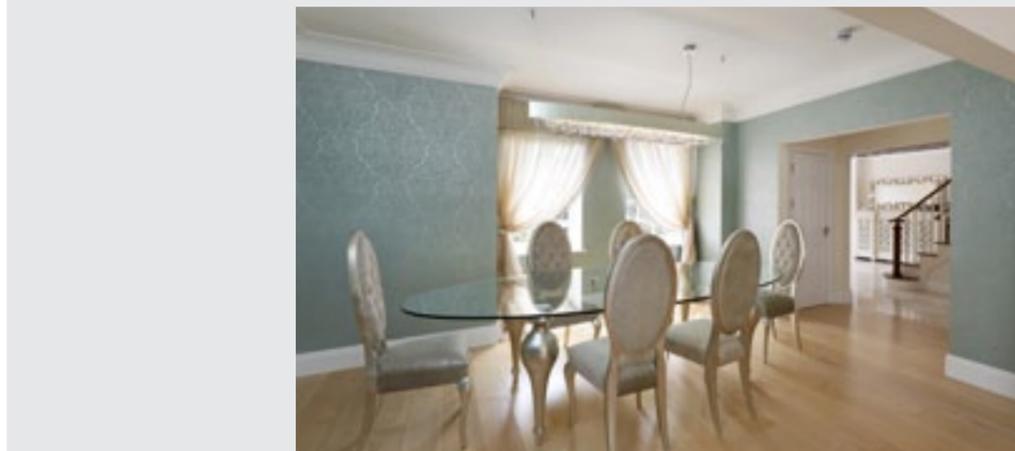
Holy Cross Prep, Rokeby School and Marymount International are within easy walking distance as is Coombe Hill Infants and Juniors. There are many other schools for all ages, both Private and State within easy reach and a variety of International schools such as the German School in Petersham and the Norwegian School in Wimbledon and ACS with a pick up collection service close by.

### Accommodation Comprises

Entrance Hall | Drawing Room | Dining Room | Family Room | Small Bone Kitchen/Breakfast Room | Utility Room | Comprehensively Fitted Study | Guest Cloakroom | Studio/Gym | Master Bedroom with Dressing Room & En suite Bathroom | Six Further Bedrooms, All with En suites Including the Annex

### Amenities Include

Gated Forecourt Parking | Mostly Air Conditioned | Underfloor Heating | Heat Recovery System | Double Glazed Throughout | Lutron Lighting | Home Automation | Electric Blinds | Underfloor Heating | Luxuriously Appointed Bathrooms | Landscaped Gardens with Purpose Built Barbeque & Built-In Appliances | Security Cameras with Remote Access



### The Property

Positioned within a secure gated development just off Coombe Lane West and backing onto the Coombe Hill Estate, comprising four properties. The property is approached via its own electronic gates leading to the block paved forecourt with ample parking for several cars.

The front door opens onto an impressive marbled entrance hall with a central staircase with polished Oak tread and handrail. The guest cloakroom is beautifully appointed and there is also a deep cloak room and understairs cupboard with two other built-in cupboards.

As you pass through the hall, to the left there is a formal double aspect drawing room with a woodstrip floor and French doors that lead to the garden terrace. This space leads to the study, a private yet spacious room that is well equipped with fitted shelving that runs along the whole of one wall. This fixture has dark wooden panelling giving it a smart, professional look. The study, in turn, opens onto the magnificent kitchen family room with a double set of doors opening onto the garden.

To the right of the hall there is a formal dining room that opens into the family room section of the vast kitchen/family/breakfast room. The family room boasts a marble top bar and built-in TV set, paired with both a marble tiled and wood strip floor. This room also has French doors opening onto the patio and rear garden. The kitchen/breakfast room is comprehensively fitted out by Smallbone with a 24' centre island/breakfast bar with seating. The island is topped with black Granite and Chestnut wood with an extractor hood installed in the ceiling right above it. It has a stainless steel double door fridge and several other Gaggenau appliances including built-in ovens and lastly a lantern roof/skylight over a majority of the kitchen area providing the room with much natural light. From the breakfast area there are glass bi-fold doors opening onto the rear garden with a decked patio. There is also access to a utility room with a door leading to a gym/studio.

The Oak panelled staircase leads up to the wide first floor landing, with three sets of windows facing the front garden. The air conditioned master bedroom suite has two sets of windows providing good lighting and a dressing room with white fitted shelving and hanging space leading to the luxurious en suite bathroom offering a marble topped sunken bath/jacuzzi, 'His & Hers' sinks under a wall mounted mirror and a black marble shower with glass sliding doors and gold mosaic tiling. In addition is a separate obscure glazed area housing the low level WC and bidet.



There are two further bedroom suites to this level and the pressurised hot water cylinders to the landing cupboard and two further large bedroom suites to the second floor with ample wardrobes space and access to the loft storage both of which are air conditioned. The annex approached from the kitchen and side access offers two further bedroom suites with deep cupboards.

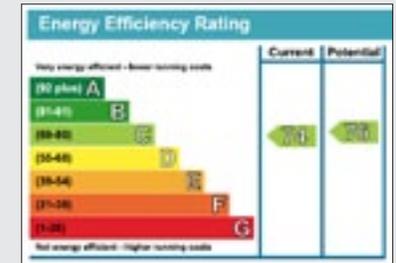
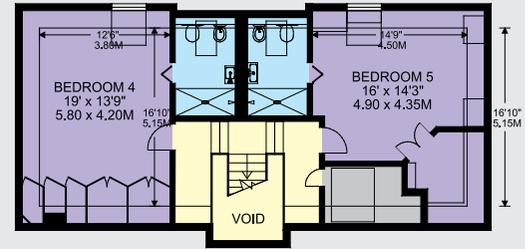
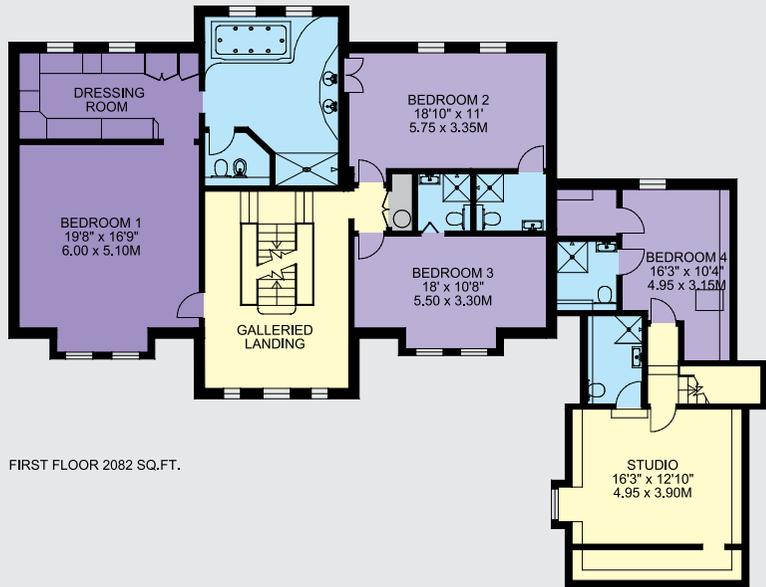
The North West facing rear garden boasts a part decked, part slate area for outside seating and is mainly laid to lawn with flowering shrubs. The central fire pit to the rear terrace is a great feature as is the purpose built outside kitchen complete with Granite work surfaces and barbeque area with a Granite surface and recessed stainless steel sink and stainless steel cupboards recessed in the flint brick façade and walled surround. The appliances include a built-in outdoor fridge, barbeque, deep fat fryer and tandoori oven. In addition is a deep store cupboard, decked side passages to the front courtyard, irrigation and security cameras.

**Terms**  
**Tenure** Freehold  
**Guide Price** £3,750,000 STC  
**Council Tax Banding** H  
**Local Authority** Royal Borough of Kingston upon Thames

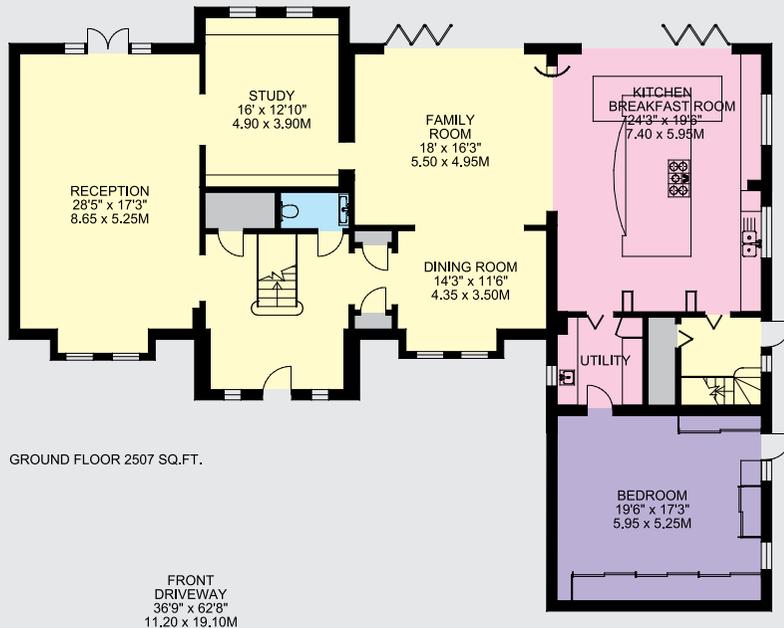
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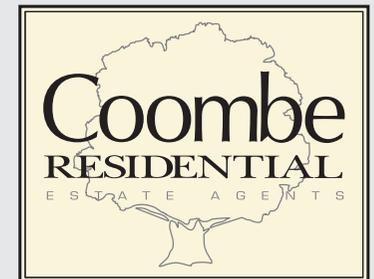
GARDEN  
80'8" x 102'4"  
24.60 x 31.20M



FRONT DRIVEWAY  
36'9" x 62'8"  
11.20 x 19.10M

## MOORE PARK GARDENS COOMBE

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
5437 SQ.FT. / 505.1 SQ.M.



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