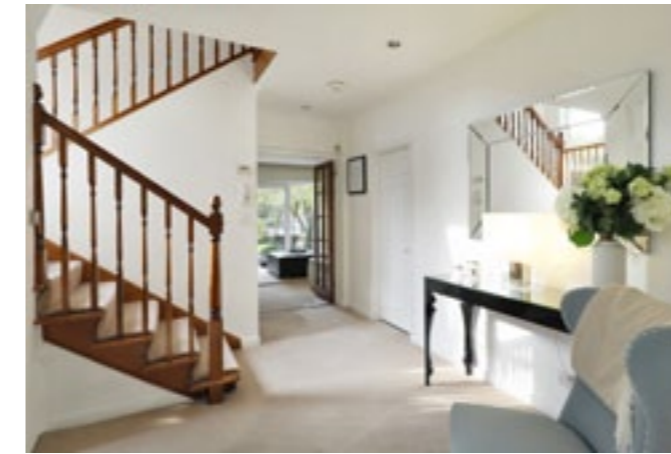


## Corscombe Close

Kingston Hill | Surrey

GUIDE PRICE £1,800,000 STC



## Corscombe Close

Kingston Hill | Surrey | KT2

We are pleased to offer this spacious detached family home which is approached towards the end of this quiet close to a secluded gated front garden. This family home benefits from five bedrooms, detached double garage and an outdoor swimming pool (currently decommissioned). The property further benefits from planning permission (18/14073/HOU) dated 19 April 2018 to substantially redevelop the current property to create five bedrooms, four bathrooms (three en suite) and a new ground floor layout. New gross approximate area of 4,150 ft<sup>2</sup> (385.6 m<sup>2</sup>).

### Location

Kingston Hill is conveniently located close to Kingston and Wimbledon town centres with their excellent shopping facilities. The A3 offering fast access to central London and both Gatwick and Heathrow airports via the M25 is also close at hand. The nearest train station is Norbiton, a 20 minute walk and provides frequent services to London Waterloo and Vauxhall (approximately 25-30 minutes) with underground links to points throughout the city. The train journey from Norbiton to Waterloo at peak times is 4 trains per hour. With a rail season ticket, car parking can currently be included. There are two bus routes from the top of the hill which takes 8 minutes from the house (85 bus goes to Putney Bridge and to Kingston town centre and has a regular service every 8 minutes and the K3 which goes as far as Esher town centre).

The immediate area offers a wide range of recreational facilities including three golf courses and tennis and squash clubs. Richmond Park, the largest of the capital's eight Royal Parks at 2,368 acres of natural beauty, is within walking distance and accessible from the pedestrian gate towards the end of Ladderstile Ride. It provides a picturesque setting in which to picnic, go horse riding, cycling, jogging, or just to take a leisurely walk. Theatres at Wimbledon and Richmond are popular with local residents, with many a new production debuting here before launching in the West End and both also have an excellent choice of restaurants.

There are numerous private, state and International schools for all ages within the immediate vicinity, including Coombe Hill Infants and Junior School, Rokeby School for boys, Holy Cross Prep School for girls, Marymount International, Kings College Wimbledon, Kingston Grammar for boys and Wimbledon High School for girls are also close by.





#### Accommodation Comprises

- Entrance Hall
- Drawing Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Play Room
- Study
- Guest Cloakroom
- Conservatory
- Principal Bedroom with Dressing Room & En suite Bathroom
- Four further Bedrooms
- Family Bathroom
- Separate Cloakroom
- Planning permission granted for 5 Bedrooms & 4 Bathrooms

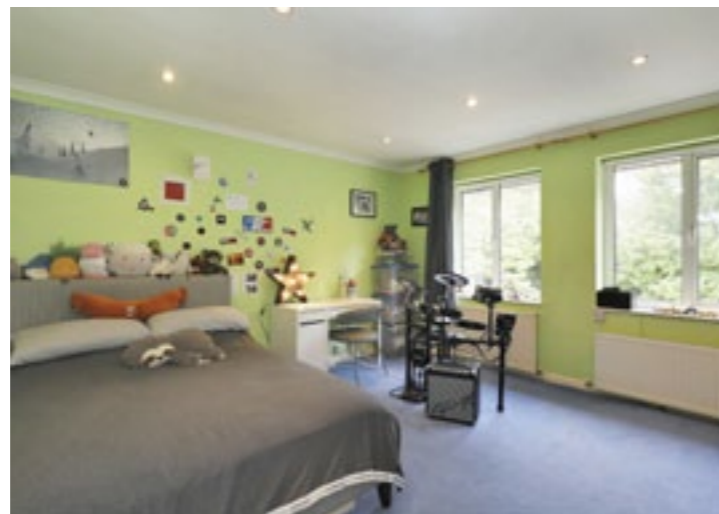
#### Amenities Include

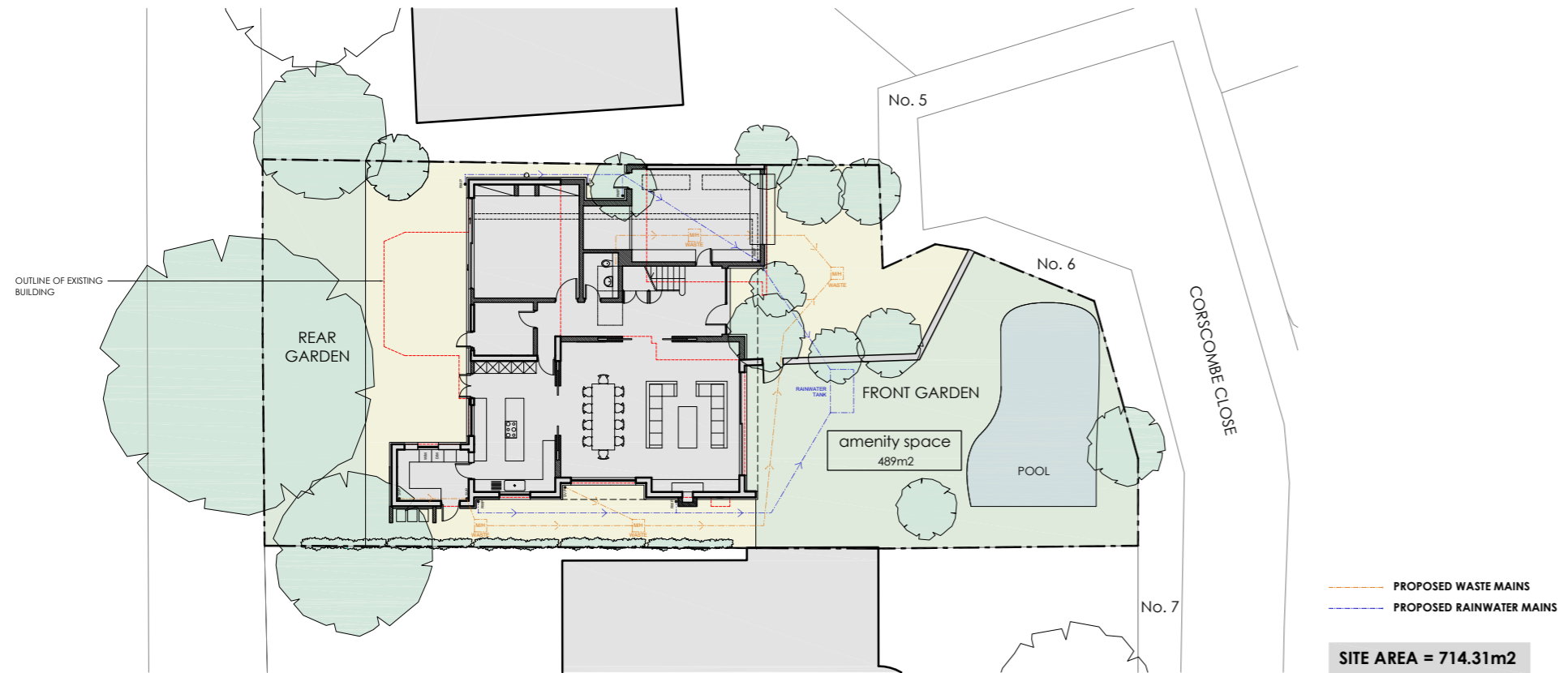
- Gas Fired Central Heating & Hot Water
- Double Glazed Windows
- Detached Double Garage
- Front & Rear Gardens
- Outdoor Swimming Pool (currently decommissioned)
- Pool House with Shower Room & Cloakroom
- Secure Forecourt Parking

#### Terms

Tenure Freehold  
Guide price £1,800,000 stc  
Local Authority Royal Borough of Kingston upon Thames  
Council Tax Banding H

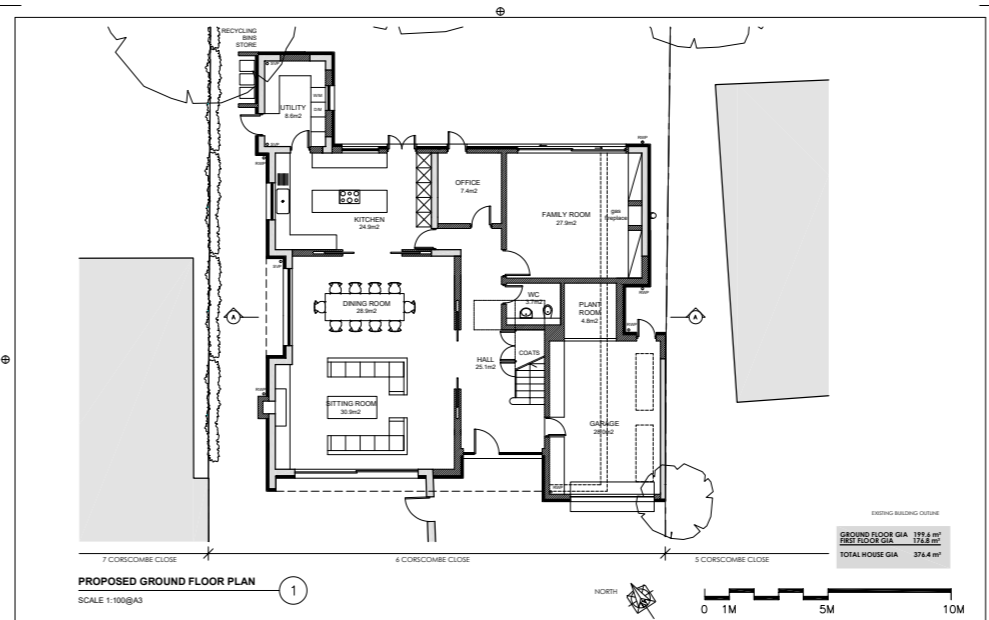
NOTE: No warranty is given concerning this property, its fittings, equipment or appliances as they have not been tested by the Vendors' Sole Agents. Measurements are approximate and no responsibility is taken for any error, or mis-statement in these particulars which do not constitute an offer or contract.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



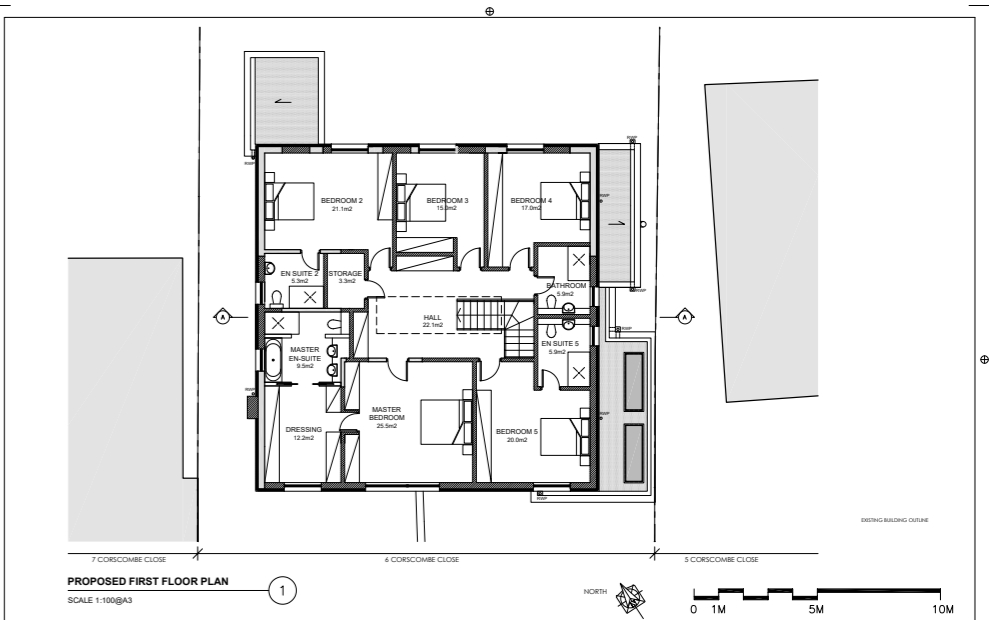


**PROPOSED SITE PLAN**  
SCALE 1:200@A3

CLIENT: SIMON BAIN	PROJECT: 6 CORSCOMBE CLOSE KINGSTON UPON THAMES KT2 7JS	1. DO NOT SCALE THIS DRAWING 2. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE CONTRACTOR AND REPORTED TO THE ARCHITECT BEFORE CONSTRUCTION 3. ANY DISCREPANCY FOUND BETWEEN THIS DRAWING AND ANY OTHER DOCUMENT MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT REMOVE THIS DRAWING FROM CURRENCY WHEN A REVISED DRAWING IS ISSUED 5. COPYRIGHT OF THIS DRAWING REMAINS WITH W. CARADOC-HODGKINS	NO. DATE REVISION - XX.XX.XX -	DRAWING TITLE: PROPOSED SITE PLAN DRAINAGE PLAN	SCALE: 1:200	DATE: 12.12.2017	REV.: A3
DRAWN BY: EM	CHECKED BY: WCH	DRAWING STATUS: PLANNING	PROJ. NO: 637	DWG NO: PL109	MOBILE 077 1006 6292	OFFICE 020 8877 3812	
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DRAWN BY: EM	CHECKED BY: WCH	DRAWING STATUS: PLANNING	PROJ. NO: 637	DWG NO: PL110	MOBILE 077 1006 6292	OFFICE 020 8877 3812	
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DRAWN BY: EM	CHECKED BY: WCH	DRAWING STATUS: PLANNING	PROJ. NO: 637	DWG NO: PL111	MOBILE 077 1006 6292	OFFICE 020 8877 3812	
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**CORSCOMBE CLOSE  
KINGSTON UPON THAMES**

APPROXIMATE INTERNAL FLOOR (LIVING) AREA

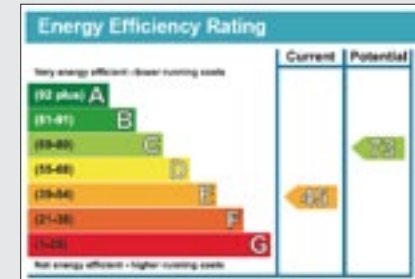
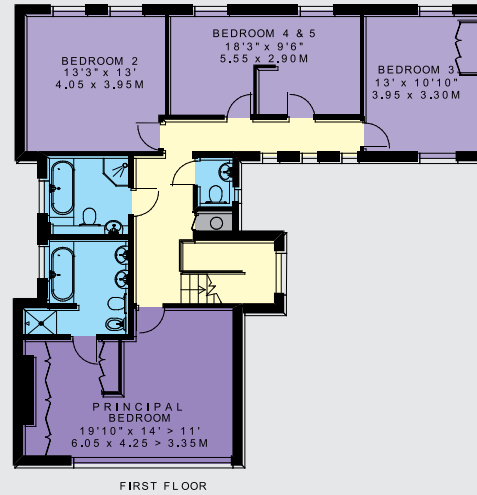
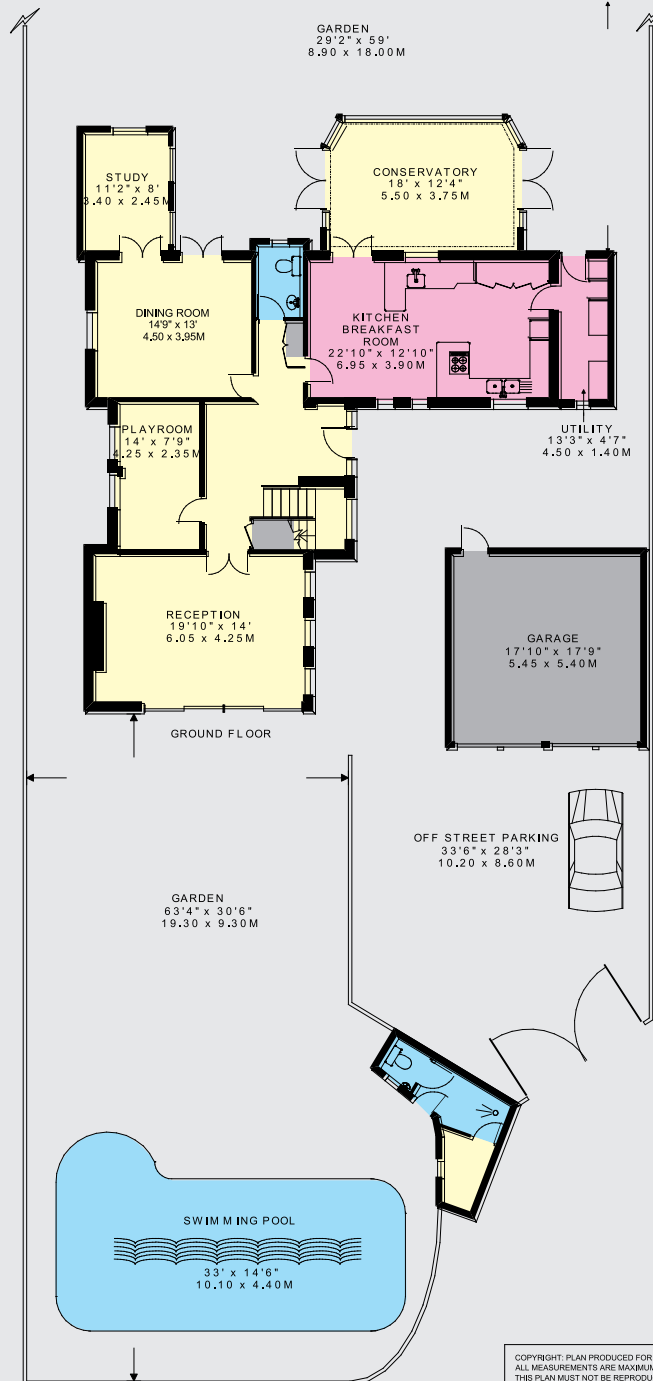
 = 2685 SQ.FT / 249.4 SQ.M.

APPROXIMATE ADDITIONAL AREAS

 = 317 SQ.FT. / 29.4 SQ.M.

TOTAL AREAS SHOWN ON PLAN

3002 SQ.FT. / 278.8 SQ.M.



020 8947 9393

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