



Lord Chancellor Walk

Coombe | Surrey

GUIDE PRICE £2,480,000 STC



Lord Chancellor Walk

Coombe | Kingston upon Thames | Surrey | KT2

A wonderful six bedroom family home, with accommodation spread across two floors only, presented in excellent order throughout and easily accessible to Coombe Hill Infants & Juniors School, Holy Cross Prep, Marymount and Rokeby School. It is also within walking distance to Norbiton train station and the 57 bus route.



LOCATION

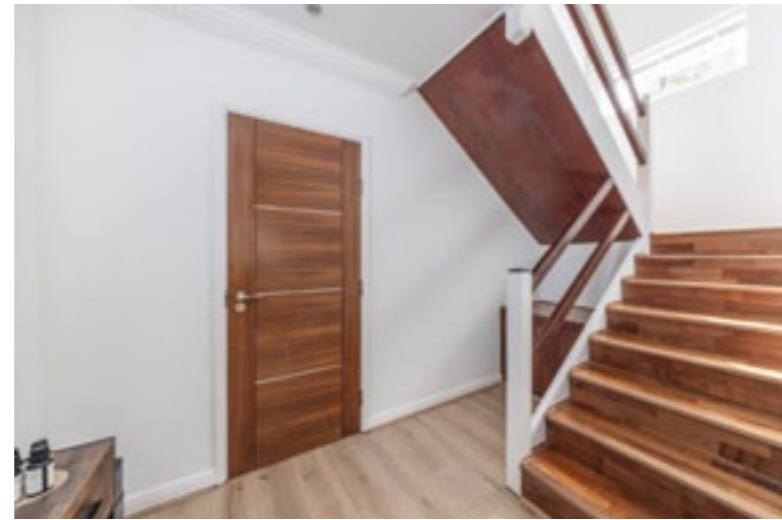
Lord Chancellor Walk is within the envelope of the Coombe Estate located in an enviable location close to a variety of convenience stores on the triangle at the end of Dickering Road and a great Lebanese restaurant, and is within easy walking distance to Norbiton train station giving fast access to London Waterloo, as with the 57 bus route.

The immediate area offers a wealth of schools with drop-off points for a wider selection of schools further afield within the surrounding roads and is within the catchment area of Coombe Hill Infants & Juniors School and walking distance to Holy Cross Prep, Rokeby School and Marymount School.

The location is equidistant between Kingston and Wimbledon town centres, both offering first class shopping and dining opportunities and the ever changing and improving New Malden high street. Richmond Park, offering over 2,638 acres of outstanding natural beauty is within a short stroll, and accessed via Kingston gate at the end of Queens Road, off Kingston Hill.

Coombe Lane West, leads into Kingston town centre and towards Raynes Park and Wimbledon town centre, all of which offer a wide variety of restaurants, boutiques, a varied selection of shops, department stores, and leisure and entertainment facilities.





THE PROPERTY

Approached from the main road via a new raised composite decked terrace, which is landscaped with a variety of shrubs, hedges and mature trees and provides also an 'astro-turfed' lawn area for seating. The decking leads to a solid Walnut door flanked by mirrored glass panels, opening onto the entrance hall, with new wood-strip flooring and ornate coricing. There is a guest cloakroom, with Brazilian rainforest marble tiled floor, Venetian stucco walls and classical design vanity with vase shaped taps.

The double-aspect L-shaped drawing room boasts an ornate marble fireplace with marble surround, access to both the front and rear terraces via sliding French doors and opens onto the rear facing dining room via arches with ornate mouldings.

From the hall, the newly installed, modern kitchen/breakfast room boasts a Shaker-style range of wall and base units, topped with a Quartz worktop incorporating a sink with drainer and taps. There are further tall cupboards incorporating both integrated ovens and separate SEIMENS fridge/freezers. The range of integrated appliances further includes a 5-ring hob with extractor fan above, a dishwasher and a wine-cooler. There are two further deep built-in cupboards, one housing the warm air central heating unit and the other offering space for the washing machine and tumble dryer above each other.

From the kitchen, there is access to both the rear-facing conservatory which boasts underfloor heating, air conditioning and a newly solid roof. The extended annexe, comprises a self-contained bedroom with sitting room and shower room, which benefits from an en suite sauna and a steam shower. With separate access to the front driveway, this annexe could easily be used as a staff or Granny's annexe.

From the hall, there is also a door leading to a lobby with a coats cupboard, and a door giving access to the garage which boasts built-in storage and a mezzanine store level with a drop down ladder and an enclosed cupboard that houses the boilers and hot water cylinders.

The easy rising staircase in the hall leads to the first floor where the double aspect principal bedroom suite is, and which benefits from a walk-in dressing room with fitted wardrobes with sliding doors, and a luxury en suite shower room.

The spacious first floor family room with its vaulted ceiling, boasts a contemporary gas fireplace, a 50" TV recess above and air conditioning. With front-aspect, floor to ceiling windows, this room is bright and has overlooking views of the decked front garden and main road and far-reaching views over Surrey.

The rear-facing bedroom two is accessed through the family room and shares a dressing room and shower room

with bedroom four. There are two further bedrooms and a family shower room. All shower rooms benefit from Venetian stucco walls, Porcelanosa floor tiles and underfloor heating.

Externally, the outside has received a lot of the owners' attention; a new raised composite decked patio to the front garden, with path uplighters and for privacy's sake, a high hedge with a variety of trees. At the rear, to one side of the Orangery, a water feature and a garden outdoor fireplace have been newly installed; on the other side, a small private patio has been created for the annexe. To the side of the property, there are newly installed 4 metre long custom-built IPE wood storage cupboards accessed from the annexe, with a secure door to the rear garden. An alleyway with a garden tool cupboard leads to the front via an IPE wooden gate.

TERMS

TENURE Freehold
 GUIDE PRICE £2,480,000 STC
 LOCAL AUTHORITY Royal Borough of Kingston upon Thames
 COUNCIL TAX BANDING H £4,748.64 PA (2024-25)
 EPC RATING C (69)

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.



**LORD CHANCELLOR WALK
KINGSTON HILL KT2**

APPROXIMATE INTERNAL FLOOR (LIVING) AREA

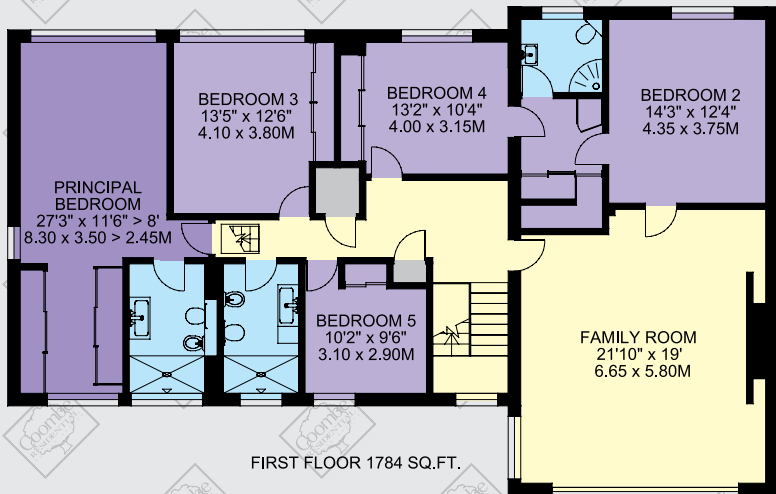
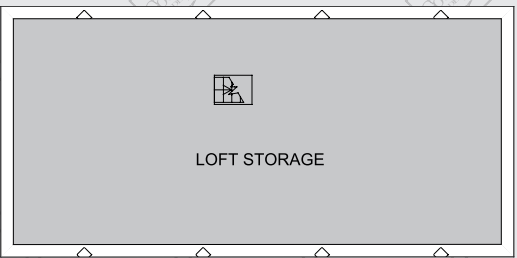
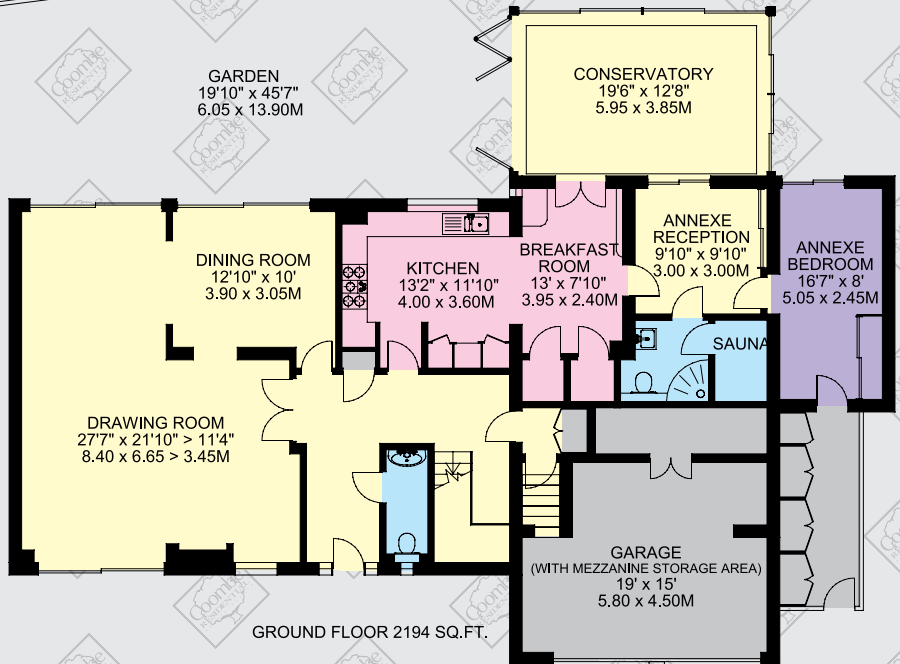
■ = 3978 SQ.FT. / 369.6 SQ.M.

APPROXIMATE ADDITIONAL AREAS

□ = 677 SQ.FT. / 62.9 SQ.M.

TOTAL AREAS SHOWN ON PLAN

4655 SQ.FT. / 432.5 SQ.M.



↓
GROUNDS
59' / 18.00M

↓
GROUNDS
32'10" / 10.00M

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

