



COOMBE HILL ROAD

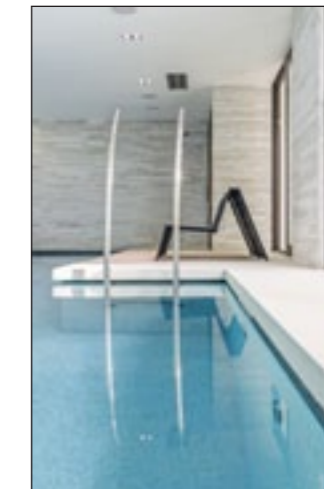
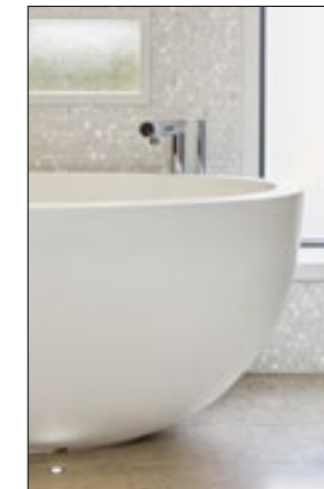
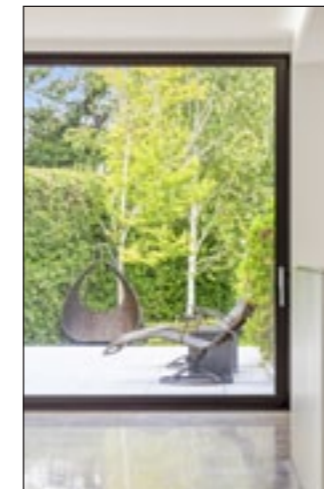
Coombe | Surrey

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COOMBE HILL ROAD

Coombe | Kingston upon Thames | Surrey | KT2

Built in 2012 by award winning Q Developments, this creatively designed home maximises light throughout the accommodation with all the rooms with the exception of the staff annexe and media room enjoying an aspect over the internal courtyard.



THE PROPERTY

Approached off Coombe Hill Road via a solid wood sliding gate with a separate pedestrian gate with video entry phone to a spacious forecourt. The ground floor accommodation comprises of an entrance hall with built-in cloaks cupboards, a formal reception area, family area, kitchen/dining area, guest cloakroom and self-contained staff bedroom with bathroom and with the benefit of a separate entrance from the front of the house. This level benefits from a wonderful flow due to its open plan nature with direct access onto the beautifully landscaped irrigated gardens and paved terrace across the rear width of the property.

The courtyard level has access to the internal terrace offers another living and gym area with sliding glazed doors to the indoor swimming pool with sauna and shower; two bedrooms with en suite shower and en suite bathroom, several store rooms.

The architecturally designed Walnut stairs lead to a bright first floor landing illuminated from the sky lights leading to an exceptional principle bedroom suite complete with a fully fitted dressing room and en suite bathroom; three further bedrooms and two further bathrooms one of which is en suite.

Amoula House has been built using Portland stone around the entire perimeter which gives this property its stunning visual appeal. The property benefits from a wealth of internal features from the Baulthaupt designed and fitted kitchen, the electronic features such as the integrated audio system which can be controlled from an iPad on each level, underfloor heating throughout, the indoor swimming pool, separate staff annexe with its own kitchenette and bathroom to the quality fitted joinery found in all the bedrooms and other living areas.

Awarded the What House Awards 2012/2013 for Best Luxury House in the UK, Best Interior and Best Exterior. A feature unique to this design is the paved internal courtyard with stone paved steps leading to the rear garden and terrace. It offers a tranquil setting and forms part of the lifestyle to enjoy from all areas of the house.

TERMS

GUIDE PRICE £4,500,000 STC

LOCAL AUTHORITY Royal Borough of Kingston upon Thames

COUNCIL TAX BANDING H £4,565.34 PA (2023-24)

COOMBE HILL ROAD RESIDENTS ASSOCIATION £640 PA

EPC RATING C (80)

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LOCATION

Coombe Hill Road is a quiet countrified lane within one of the exclusive residential estates of Coombe. The immediate area of Coombe Hill Road offers a wide range of recreational facilities including boating on the River Thames, Polo at Ham, Golf at Coombe Hill, Coombe Wood and The Royal Wimbledon golf courses within the Common. The Roehampton and David Lloyd tennis and sports clubs are nearby as is the All England Lawn tennis club. There is racing at Sandown, Kempton, Ascot and Windsor. Ladderstile Gate and Kingston Gate which are within easy reach give easy access to The Royal Richmond Park, an area of outstanding beauty, providing 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.

There are numerous schools for all ages, private, state and a variety of International schools. Coombe Hill Road is easily accessible to several British Rail stations giving fast access to London Waterloo and other mainline stations. The 57 bus route is easily accessible and connects to Wimbledon and Kingston town centres. The A3 trunk road offers access to the South and the West End. Heathrow and Gatwick airports are also within easy access from Coombe.



2013 SHOW HOUSE FURNITURE



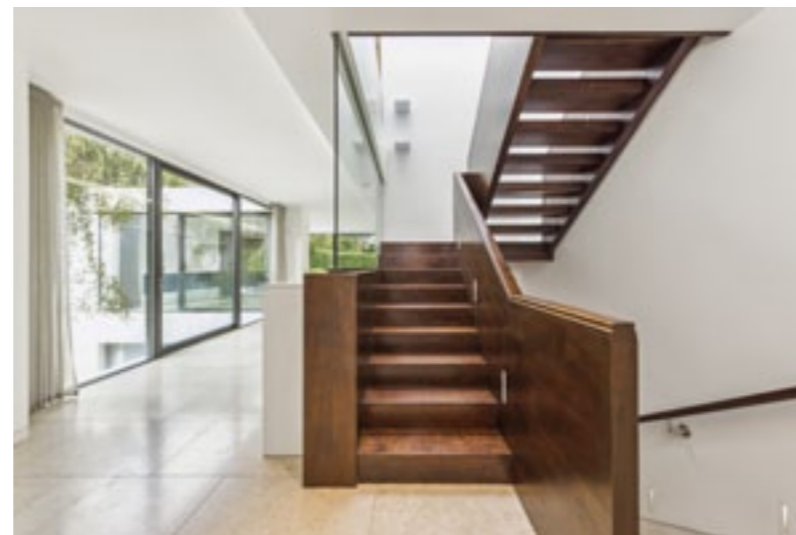
2013 SHOW HOUSE FURNITURE



- ◆ Bio-Ethanol fireplaces to Reception Areas
- ◆ Locally controlled electronic blinds and curtains
- ◆ High specification LED ceiling and feature lighting throughout
- ◆ Multi-zone underfloor heating to all floors and all habitable rooms



2013 SHOW HOUSE FURNITURE



FLOORING

- ◆ 20 mm thick European bespoke engineered timber flooring with 6 mm wear layer of 'harmony grade' American Black Walnut by Silvann
- ◆ 600 x 900 mm 20 mm thick large format Moleanos Limestone flooring throughout Ground and Lower Ground floors
- ◆ American Black Walnut stairs to First Floor with integrated low level wall lighting



2013 SHOW HOUSE FURNITURE

KITCHEN

- ◆ B3 kitchen with built-in Siemens twin fridge freezers, Siemens 6-ring gas hob and two ovens with plate warming drawer - designed by Bulthaup
- ◆ De Dietrich 900 mm down draft extractor
- ◆ Built-in Gaggenau dishwasher
- ◆ Quooker instant boiling water tap
- ◆ Worktops incorporating Reconstituted Stone (Quartz) and Marble

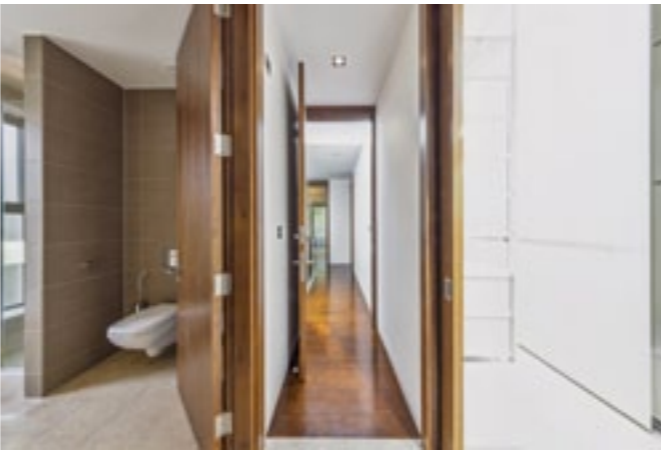


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- ◆ Full height, solid core Walnut veneered internal doors with Arne Jacobsen designed sprung lever handles by D Line
- ◆ Bespoke fitted joinery by William Garvey Ltd to Bedrooms, Entrance Lobby, Staff Quarters and Courtyard Level Reception
- ◆ Eco-friendly Oceanus oval stone bath to Principle Bathroom
- ◆ High specification porcelain tiles and mosaics to all bathrooms
- ◆ Sanitary ware by Flaminia, Hans Grohe, Signorini and Marke



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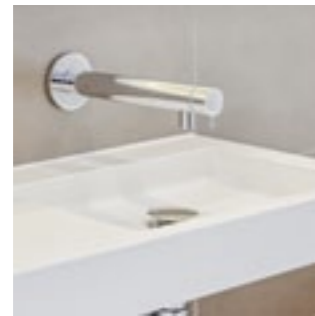


BALCONIES

- ◆ Stained European Oak cladding to match main building elevation with satin stainless steel balustrades and toughened clear glass infill panels



2013 SHOW HOUSE FURNITURE



SPECIFICATION

ELECTRICAL

- ◆ Ventilation and heat recovery system to all Bathrooms, Entertainment Room and Courtyard Level Reception
- ◆ iLight programmable lighting controls and accessories
- ◆ Bespoke iPad controlled Crestron whole home entertainment system for integrated DAB radio, MP3 music library, Sky+ and Blu-ray created by London Media Rooms for Q Developments

HEATING & HOT WATER

- ◆ 4 bar boosted hot and cold water
- ◆ Centralised water purifying and softening
- ◆ 400 Litre hot water storage calorifier

WINDOWS & DOORS

- ◆ Schuco high performance Aluminium doors and windows
- ◆ 32 mm Argon filled toughened Low E double glazed units

SECURITY

- ◆ 5 camera CCTV system with Crestron whole house entertainment system link compatibility
- ◆ Bespoke high security solid European Oak front door with multi-point locking system

SAFETY

- ◆ Man safe system at roof level for cleaning

CONSTRUCTION

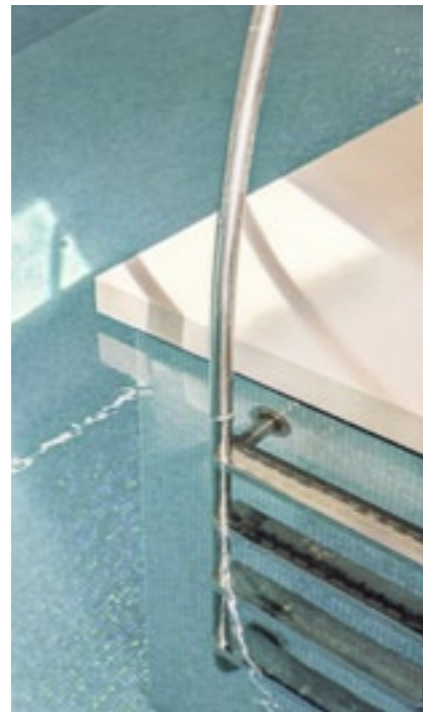
- ◆ Cast stone external wall construction with individual bespoke stove blocks and high performance full-fill cavity wall insulation
- ◆ Reinforced concrete structure throughout to all floors and main load bearing walls
- ◆ Calite reinforced concrete waterproof shell construction with secondary cavity drain system



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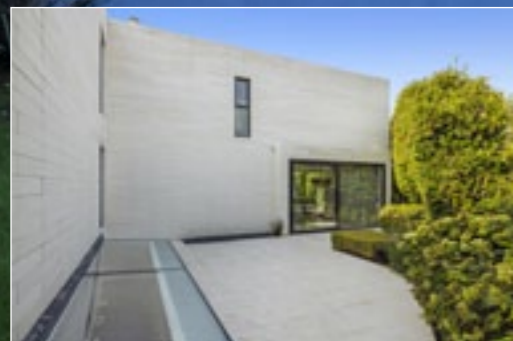
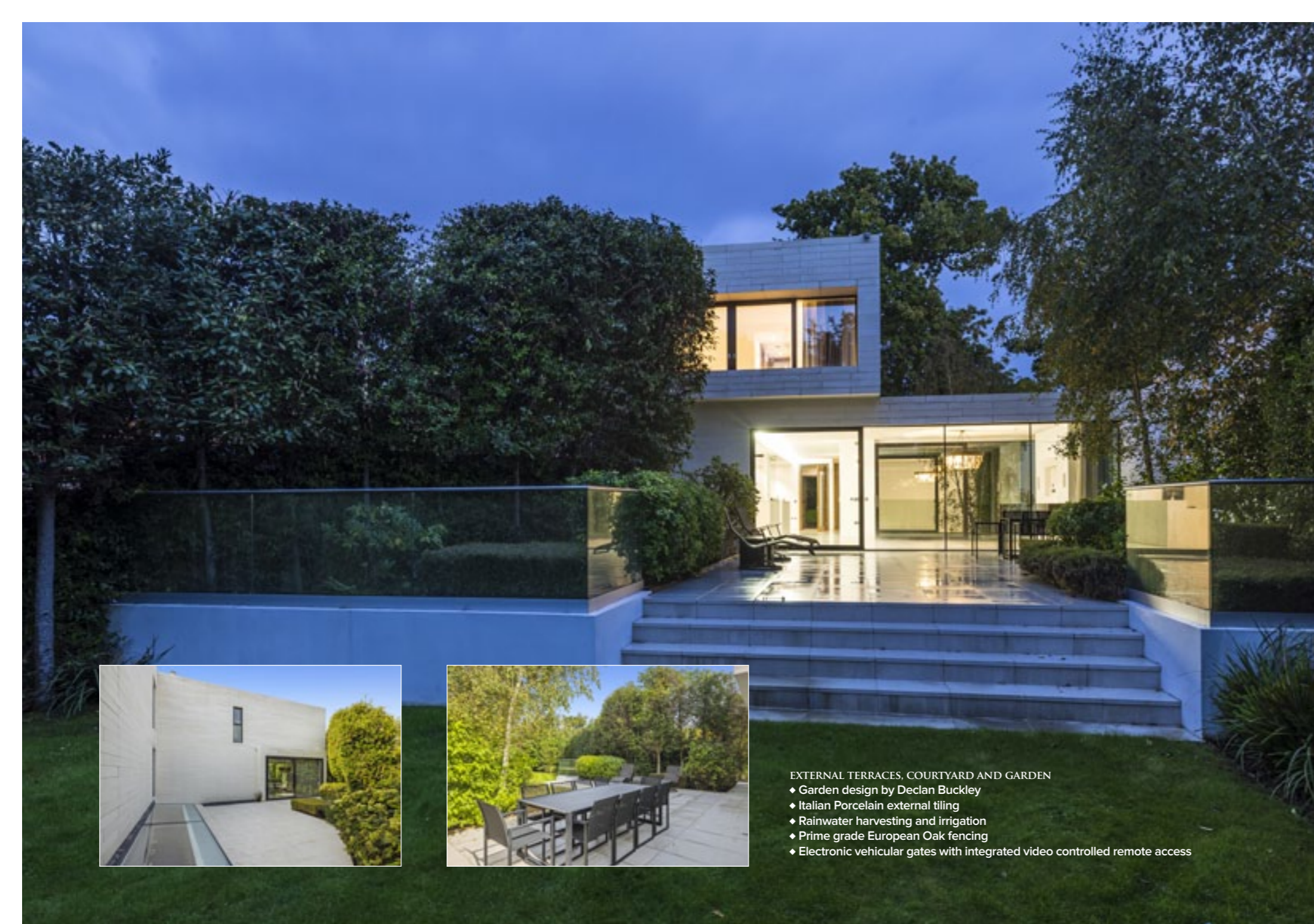
◆ Wine store incorporates a Tastvin dual zone wine cabinet



2013 SHOW HOUSE FURNITURE



- ◆ UV primary filtered Swimming Pool with packaged heating, air extract, heat recovery and ventilation unit
- ◆ Custom built Sauna with 6 KW Harvia Kivi Stove



- EXTERNAL TERRACES, COURTYARD AND GARDEN
- ◆ Garden design by Declan Buckley
 - ◆ Italian Porcelain external tiling
 - ◆ Rainwater harvesting and irrigation
 - ◆ Prime grade European Oak fencing
 - ◆ Electronic vehicular gates with integrated video controlled remote access



