

## Coombe Moor

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Coombe Hill Road, Coombe, Kingston upon Thames, Surrey, KT2 7DY

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#### LOCATION

Coombe Hill Road is one of the most popular private roads on the exclusive Coombe Hill Estate, situated between the Town Centres of Kingston and Wimbledon with their excellent shopping facilities are both within easy reach as is the A3 truck road offering fast access to Central London and both Gatwick and Heathrow airports via the M25 motorway network. Train stations at New Malden and Raynes Park provide frequent services to Waterloo with its underground links to points throughout the City, the nearest tube stations are Wimbledon and Putney. The immediate area offers a wide range of recreational facilities including three golf courses, tennis and squash clubs. There is pedestrian access to Richmond Park which is an area of outstanding beauty, providing a picturesque setting in which to 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 also numerous schools for all ages, both Public, state and International.



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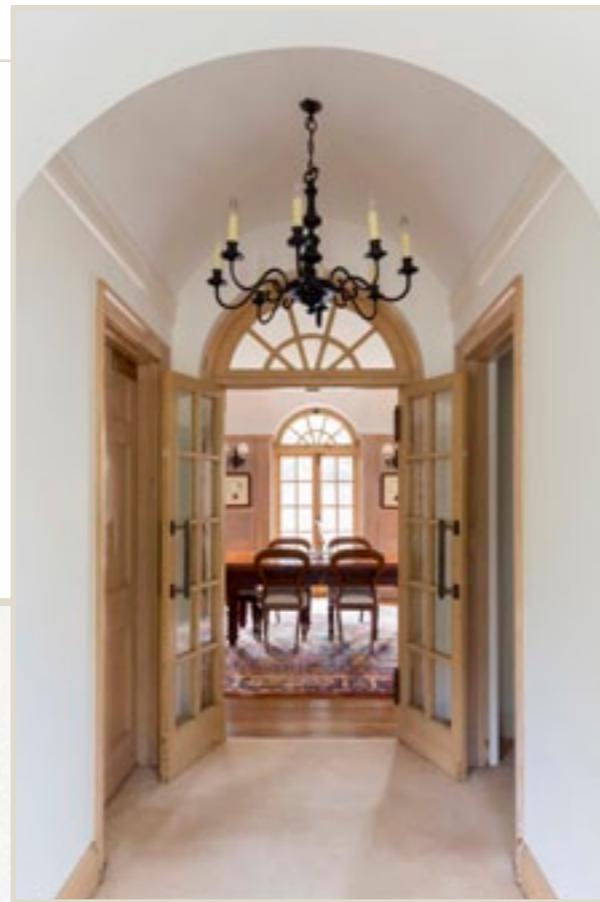
A stunning 1920's detached family residence beaming with charm and character set within 0.69 acres of secluded walled grounds within the Coombe Private Estate. The property offers excellent lateral accommodation with many original features including a sweeping gravelled country like forecourt around a central fountain. This property has recently been used as a film set for the TV series The Honourable Woman and is only eight miles from Knightsbridge, yet could be anywhere in Kent.

#### ACCOMMODATION COMPRISES

Entrance Hall ❖ Drawing Room ❖ Dining Hall ❖ Sitting Room ❖ Family Room ❖ Study  
Kitchen/Breakfast Room ❖ Utility Room ❖ Master Bedroom Suite with En suite Dressing Room  
& Bathroom ❖ Five further Bedrooms ❖ Family Bathroom with Separate WC ❖ Family Shower  
Room ❖ Games Room with En suite WC ❖ Staff Annexe

#### AMENITIES INCLUDE

Gas Fired Central Heating and Hot Water ❖ Single Garage ❖ Spacious Gravelled Forecourt  
Gated Drive with Entry phone ❖ South Facing Mature Rear Gardens



**THE ACCOMMODATION IS ARRANGED AS FOLLOWS**

High wrought iron gates off Coombe Hill Road with an entry phone to one side lead into a private 65m long gravelled driveway bordered by mature Yew hedging to two large brick pillars previously leading to an old Victorian House known as Coombe Warren opening into a large gravelled walled forecourt with a beautiful central fountain feature with a front lawn and mature trees. We are informed that the two weeping Beech trees were planted at the behest of Queen Victoria in memory of Prince Albert but have no evidence of this, as Queen Victoria often paid visits to Coombe. A portico with a few steps lead up to half glazed front doors with intricate wrought iron, flanked by two small windows and opening onto...

**Entrance Hall** Views to sides via bay windows with encased radiators below, ornate corning, four picture lights, arched opening onto a vaulted hallway with an opening to a small alcove with small window to front and with two built-in under stairs cloaks cupboard.

From hallway, door to...

**Guest Cloakroom** Ceramic tiled floor, white countersunk wash hand basin inset into marble work top with separate taps and towel rail below and mirror with light above. Door opening to...

**Separate WC** Ceramic tiled floor, low level W.C with elevated cistern.



Pair of glazed doors opening onto...

**Dining Hall** Stunning vaulted room with three quarter limed Oak wall panelling incorporating folding doors opening onto both Drawing Room and Family Room. Views to rear garden via three arched French doors, Oak wood strip flooring, ornate cornicing, two encased radiator panels recessed into arched wall alcoves with light above, two further wall lights, arched opening leading to main staircase, further door to corridor leading to Kitchen and Family Room. Folding doors to...

**Drawing Room** Light and airy L-shaped room with quarter high painted wood panelling incorporating two encased radiator panels, one under bay window. Views to rear garden and to the side, access to rear terrace via glazed door. Coal effect fireplace with ornate marble hearth and surround. Coving, six wall lights.

Bi-folding doors to...

**Sitting Room** Three quarter limed Oak wall panelling incorporating two encased radiator panels and a pair of folding doors opening onto Drawing Room. Views to front and sides, Oak herringbone flooring, coal effect stone fireplace, coving, two picture lights.

From Dining Hall, folding doors to...

**Family Room** Three quarter limed Oak wall panelling incorporating three encased radiator panels, views to rear garden via bay window and access via glazed door. Oak wood strip flooring, ornate cornicing. Four picture lights, ornate coal effect Sandstone fireplace with mirrored over mantle.



From Dining Hall, door to...

**Inner Corridor** Low voltage lights, secondary staircase to first floor, under stairs cupboard. Opening to...

**Library Alcove** Limed Oak built-in floor to ceiling shelving units to two walls with storage cupboards below, incorporating an encased radiator panel. Views to front.

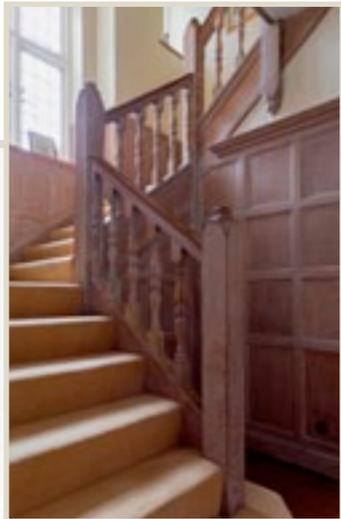
**Study** Views to rear and side, radiator panel, coal effect fireplace, built-in cupboard and low voltage lights.

**Kitchen/Breakfast Room** Views to front, range of built-in bespoke solid Oak wall and base units by Harvey Jones incorporating a workstation and dresser with open shelving and glazed cupboards, with part solid wood part laminate work top with twin stainless steel sink with inset drainer and mixer taps, ceramic tiled splash back. Range of integrated appliances includes four oven AGA with ornate tiled splash back inset into an arched alcove with an extractor hood above, a BOSCH dishwasher, an LG American style fridge/freezer, Siemens microwave. Coving, low voltage lights, wood strip effect Amtico laminate flooring. Half glazed door to...

**Small Lobby** Door to Boiler Room, wood strip flooring, arched opening and step down to...

**Utility Room** Views to side, range of built-in wall and base units with Granite effect laminate work top with stainless steel sink with integrated drainer and mixer taps, space and plumbing for washing machine and dryer, double radiator panel. Integrated fridge/freezer. Arched opening leading to small lobby with wood strip flooring, built-in floor to ceiling cupboards, arched door to front driveway.





From Utility Room, steps up to door leading to first floor Annexe.

From Utility Room, half glazed door to...

**Bathroom** White suite comprising corner countersunk wash basin inset into work top with mixer taps and vanity unit below, panelled bath with mixer taps, wood strip flooring and half ceramic tiled walls.

**Separate WC** Low level WC.

**Boiler Room** Window to rear, housing Ideal Concord gas fired Boiler, Potterton Kingfisher boiler, hot water cylinder, door to Garage, steps up and door to...

**Toilet** Fully tiled walls, wall mounted wash hand basin with separate taps, low level WC with wall mounted cistern, door back into the garden

From Utility Room, stairs up to landing with door to deep eaves storage, further door to...

**Annexe** Views to front and side, pedestal wash hand basin with separate taps and ceramic tiled splash back, radiator panel.

From Dining Hall, arched opening leading to small lobby with limed Oak wall panelling, Oak wood strip flooring, under stairs cupboard and easy rising limed Oak staircase to...

#### First Floor

**Landing** Window to front, low voltage lights and arched opening to corridor leading to Bedrooms and secondary staircase leading to Second Floor. Two airing cupboards.

#### Master Bedroom Suite

**Master Bedroom** Views to rear and side, access to Balcony via glazed door. Ornate corning, two encased radiator panels, low voltage lights, door to Bedroom Three, further door to...

**En suite Dressing Room** Range of built-in wardrobes, coving, low voltage lights, encased radiator panel, two wall lights, step up and glazed door to...

**En suite Bathroom** White suite comprising 'His & Hers' countersunk wash hand basins with mixer taps inset into a marble work top with marble splash back, with vanity unit below, low level WC, panelled bath inset into a marble surround with a marble splash back, mixer taps and hand held shower attachment, with mirror inset into alcove above,





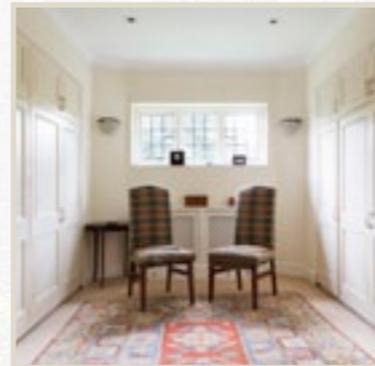
fully tiled shower cubicle with glass door, mixer taps and fixed overhead shower. Two radiator panels, one in alcove, coving, chrome ladder rack heated towel rail, low voltage lights and two display alcoves.

**Bedroom Three** Views to rear, door to Master Bedroom, encased radiator panel, range of built-in wardrobes, coving, low voltage lights.

**Bedroom Two** Views to rear and access to Balcony via glazed door, encased radiator panel, wall mounted wash hand basin with separate taps inset into a marble surround with marble splash back and towel rail below, light above, redundant fireplace with ornate surround and tiled hearth, ornate coving, low voltage lights.

**Bedroom Five** Views to rear and side, encased radiator panel, pedestal wash hand basin with separate taps, mirror and light above, picture rail.

From the corridor, arched opening to...  
**Small Lobby** With built-in airing cupboard, door to...

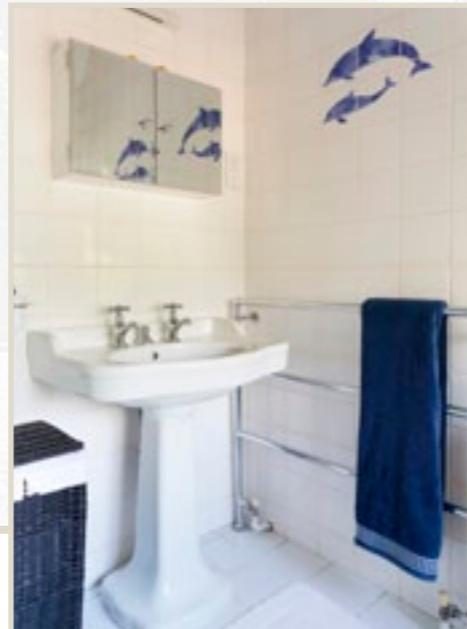
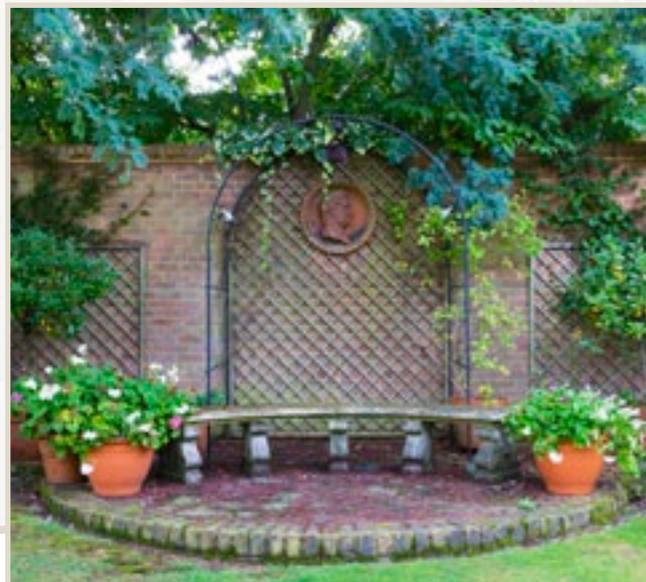




**Family Shower Room** White suite comprising low level WC, pedestal wash hand basin with separate taps, vanity unit with light above, fully tiled corner shower with glass enclosure and mixer tap, chrome ladder rack heated towel rail, ceramic tiled floor and fully tiled walls.

**Bedroom Four** Views to front and side, wall of built-in wardrobes with central arched alcove, encased radiator panel, coving.

**Bedroom Six** Views to side, built-in wardrobe, encased radiator panel, picture rail.



From Corridor, arched opening to...

**Small Lobby** Window to front, built-in base unit, ceramic tiled floor, door to...

**Family Bathroom** White suite comprising wall mounted wash hand basin with mixer taps inset into vanity unit below and mirror above, tiled bath with mixer taps, fixed overhead shower and glass surround, chrome ladder rack heated towel rail, ceramic tiled floor and fully tiled walls.

**Separate WC** Ceramic tiled floor, low level WC with concealed cistern, chrome ladder rack heated towel rail.

Easy rising staircase to...

**Second Floor**

**Landing** Window to side, built-in cupboard, door to...

**Games Room** This room pretty much spans the entire footprint of the house with exposed beamed ceiling and under the eaves storage cupboards, door to...

**Separate WC** Low level WC, wall mounted wash hand basin.

**Store Room** Previously used as a bathroom with all the plumbing still there.

**Outside**

**Garden** A stunning rear walled garden with a variety of mature trees, climbers, bushes, box hedges and a mature lawn spanning the rear width of the garden and to the side which leads to the front forecourt. The garden which is South facing featured in some of the episodes of The Honourable Woman has an old fresco within the wall to the central section of the garden and brick paved semi-circular terrace. The rear paved terrace spans the width of the house leading to a covered loggia with brick arches.

**TERMS**

**TENURE** Freehold

**GUIDE PRICE** £5,350,000 SUBJECT TO CONTRACT

**LOCAL AUTHORITY** Royal Borough of Kingston upon Thames

**COUNCIL TAX BAND** H

**COOMBE HILL ROAD MAINTENANCE CHARGE** £500 P/A

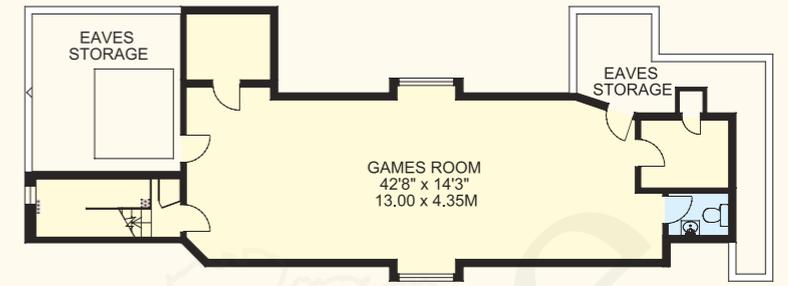
**VIEWING** By Appointment through vendors sole agents

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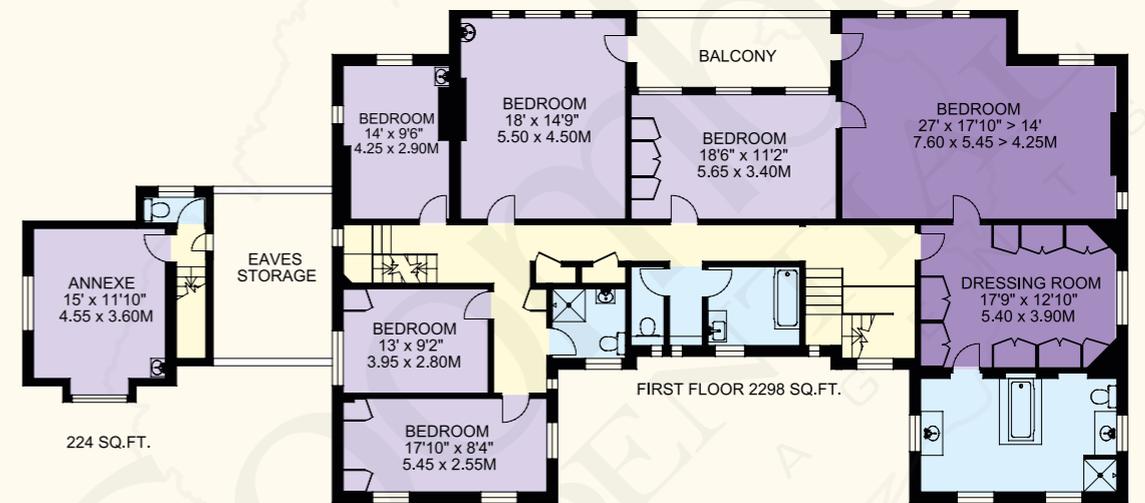


**COOMBE MOOR, COOMBE HILL ROAD  
KINGSTON - UPON - THAMES**

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
 [Outline] = 6417 SQ.FT / 596.1 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 [Dashed Outline] = 477 SQ.FT. / 44.3 SQ.M.  
**TOTAL AREAS SHOWN ON PLAN**  
**6894 SQ.FT. / 640.4 SQ.M.**



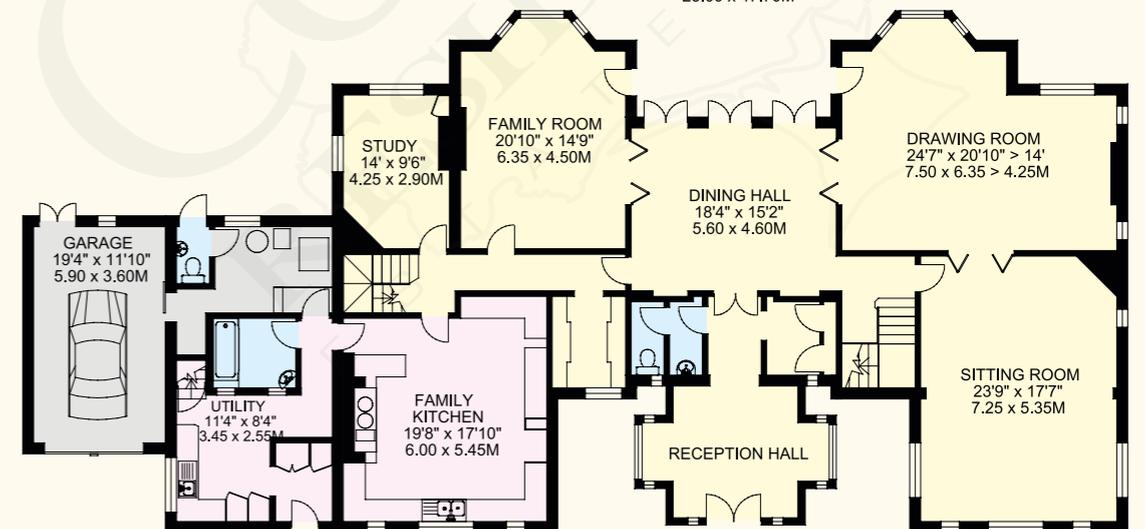
SECOND FLOOR 758 SQ.FT.



224 SQ.FT.

FIRST FLOOR 2298 SQ.FT.

GARDEN  
75'6" x 156'6"  
23.00 x 47.70M



GROUND FLOOR 3137 SQ.FT.

FRONT GARDEN / PARKING  
90'3" x 110'9"  
27.50 x 33.75M

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# Energy Performance Certificate



Coombe Moor, Coombe Hill Road, KINGSTON UPON THAMES, KT2 7DY

Dwelling type: Detached house  
 Date of assessment: 19 June 2013  
 Date of certificate: 19 June 2013  
 Reference number: 9118-1082-7236-1107-1904  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 562 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 16,820
Over 3 years you could save	£ 8,994

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 852 over 3 years	£ 435 over 3 years	You could save £ 8,994 over 3 years
Heating	£ 13,478 over 3 years	£ 6,207 over 3 years	
Hot Water	£ 1,690 over 3 years	£ 384 over 3 years	
<b>Totals</b>	<b>£ 16,820</b>	<b>£ 7,026</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

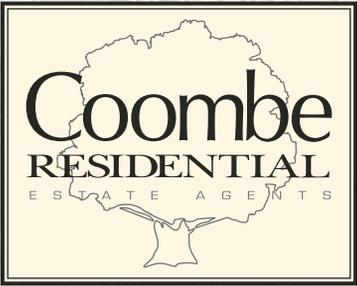
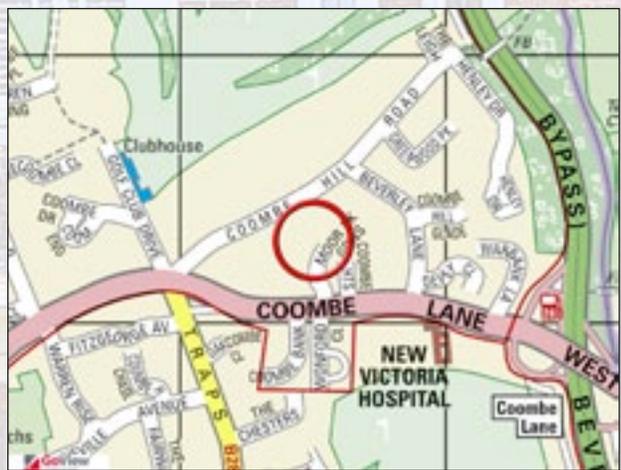
### Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Increase loft insulation to 270 mm	£100 - £350	£ 429	
2. Internal or external wall insulation	£4,000 - £14,000	£ 3,942	
3. Floor insulation	£800 - £1,200	£ 621	

See page 3 for a full list of recommendations for this property. To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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