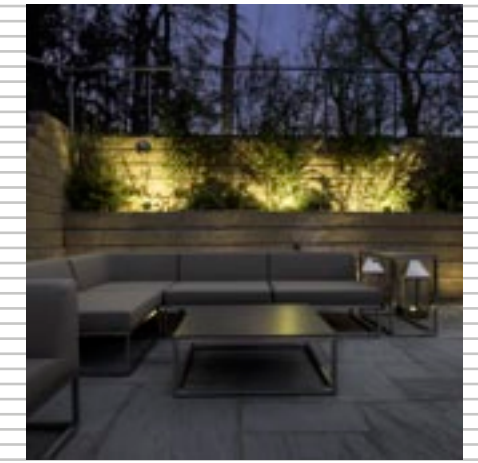




BEECH RIDGE

Coombe Park | Surrey





BEECH RIDGE

Coombe Park | Kingston Hill | Surrey

LOCATION

Coombe Park lies between two town centres, Kingston and Wimbledon. Both have excellent shopping facilities from department stores housing concessions found in famous West End streets and specialized boutiques to a wide range of restaurants meeting the palates from across the world. The A3 trunk road offers fast access to central London and both Gatwick and Heathrow airports via the M25 motorway. The nearest train station at Raynes Park is within walking distance, providing frequent services to Waterloo with its underground links to points throughout the city. The immediate area offers a wide range of recreational facilities including five golf courses, tennis and squash clubs and many leisure centres. The 2,360 acres of Richmond Park, an area of outstanding beauty is easily accessed from Kingston Gate and Ladderstile Gate, provide 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. There are numerous excellent local private, state and international schools for all ages, many within walking distance.

ACCOMMODATION COMPRISES

Galleried Entrance Hall | Drawing Room | Dining Room | Study | Kitchen/Breakfast Room | Family/Media Room | Secondary Kitchen | Utility Room | Guest Cloakroom | Master Bedroom Suite with Dressing Room & En suite Bathroom | Five further Bedrooms | Two En suite Shower Rooms | Family Bathroom | Shower Room

AMENITIES INCLUDE

Full Gas Fired Central Heating & Hot Water | Underfloor Heating to Tiled Areas | Double Glazed Windows & Doors | CCTV Cameras Media Wiring to Most Rooms | Lutron Lighting | Outside Lighting Forecourt Parking | Integral Double Garage | Garden Lighting | Approximately 0.78 of an Acre



THE PROPERTY

Approached from the road via remote controlled wrought iron gates opening onto a tarmac driveway wide enough for several cars, with several steps up to solid double doors to...

Raised Ground Floor

Entrance Hall Half atrium space with wood flooring, coving, two wall lights, low voltage lights, double doors to...

Dining Room Front aspect, wood flooring, coving, four wall lights, low voltage lights, double doors to...

Drawing Room Double aspect with views and access to rear patio via three pairs of French doors, marble fireplace with marble hearth and surround, TV point above, wood flooring, coving, two wall lights, low voltage lights, double doors back into Entrance Hall.

Study Rear aspect, range of built-in base units with wall mounted shelving, wood flooring, coving, low voltage lights.

Inner Hall Wood flooring, coving, low voltage lights, door to...

Guest Cloakroom White suite comprising low level WC with concealed cistern, wall mounted counter hung wash hand basin with mixer tap inset into a granite worktop with vanity unit below, mirror fronted wall above. Ceramic tiled floor, coving, low voltage lights, chrome ladder rack heated towel rail, extractor fan.

Kitchen/Breakfast Room Range of painted wall and base units with twin stainless steel sink and mixer tap inset into granite worktop with drainer, granite splash back. Breakfast bar with wood worktop and space for four stools. Range of integrated appliances includes Gaggenau double ovens, Miele 5-ring gas hob with Miele stainless steel extractor hood above, Gaggenau oven below, American fridge/freezer and dishwasher. Triple aspect with access to patio via French doors, marble tiled floor, range of glass shelving with down lighters, coving, low voltage lights, half glazed door to side of property.

From Entrance Hall, easy rising staircase to...

First Floor

Landing Window to front, deep airing cupboard, coving, low voltage lights, loft access.

Master Bedroom Front aspect, coving, low voltage lights, opening onto...

En suite Dressing Room Range of built-in floor to ceiling wardrobes, part coving, low voltage lights.

En suite Bathroom White suite comprising wall mounted WC with concealed cistern into wall unit with recessed shelving to side, 'His & Hers' countertop wash hand basins with mixer taps inset into granite worktop with vanity unit with shelving below and mirror above, fully tiled shower cubicle with glass screen, mixer taps, hand held shower attachment and fixed shower above. Tiled floor, part coving, chrome ladder rack heated towel rail, low voltage lights, shaver socket, and extractor fan.



BEECH RIDGE

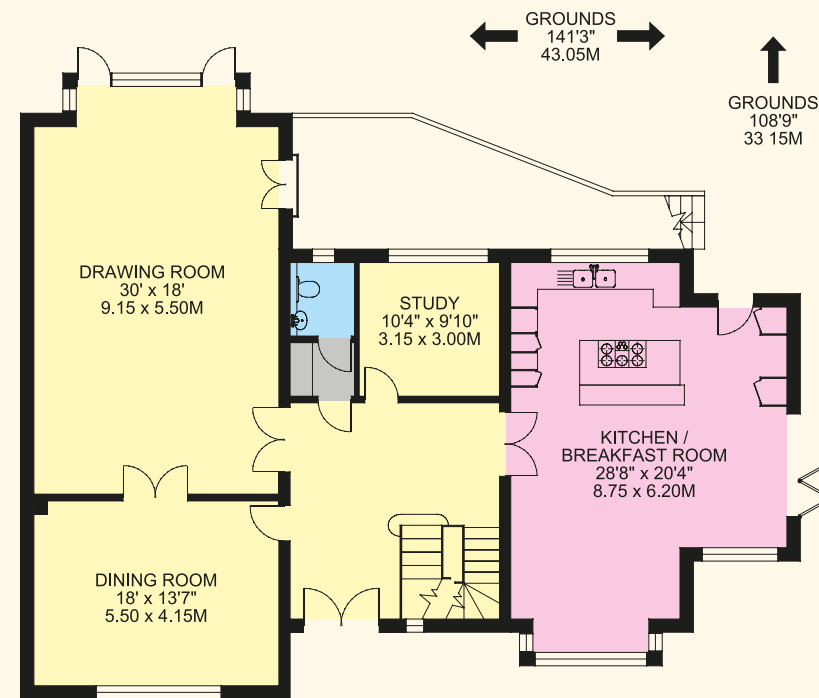
Coombe Park, Kingston Hill, Surrey, KT2 7JD

APPROXIMATE INTERNAL FLOOR (LIVING) AREA = 4,877 ft² / 453.1 m²
 APPROXIMATE ADDITIONAL AREAS = 940 ft² / 87.3 m²
 TOTAL = 5,817 ft² / 540.4 m²



RAISED GROUND FLOOR

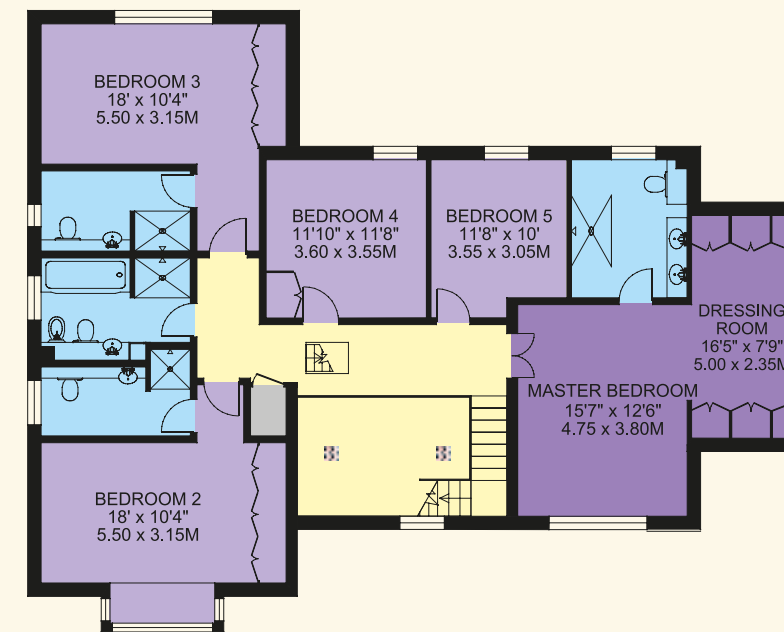
- Reception Hall
- Dining Room - 18' x 13'7" (5.50m x 4.15m)
- Drawing Room - 30' x 18' (9.15m x 5.50m)
- Kitchen/Breakfast Room - 28'8" x 20'4" (8.75m x 6.20m)
- Study - 10'4" x 9'10" (3.15m x 3.00m)



RAISED GROUND FLOOR 1713 SQ.FT

FIRST FLOOR

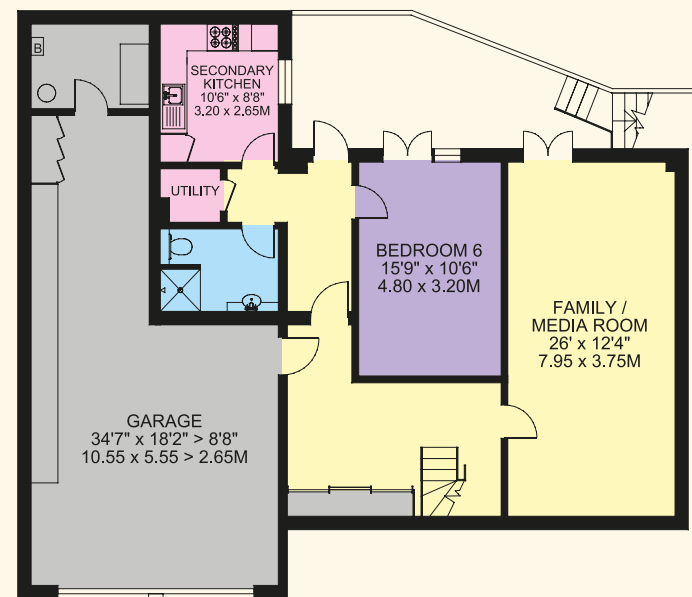
- Master Bedroom - 15'7" x 12'6" (4.75m x 3.80m)
- Dressing Room - 16'5" x 7'9" (5.00m x 2.35m)
- En suite Bathroom
- Bedroom Two - 18' x 10'4" (5.50m x 3.15m)
- En suite Shower Room
- Bedroom Three - 18' x 10'4" (5.50m x 3.15m)
- En suite Shower Room
- Bedroom Four - 11'10" x 11'8" (3.60m x 3.55m)
- Bedroom Five - 11'8" x 10' (3.55m x 3.05m)
- Family Bathroom



FIRST FLOOR 1650 SQ.FT

LOWER GROUND FLOOR

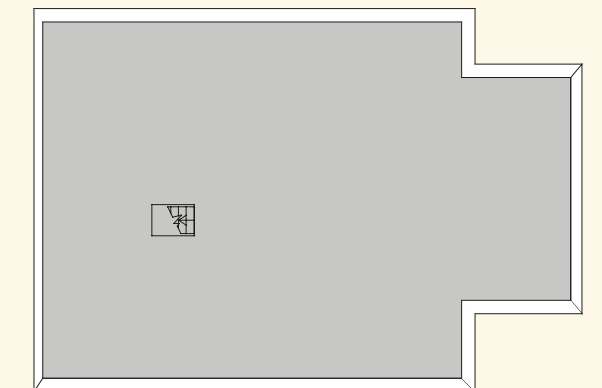
- Family/Media Room - 26' x 12'4" (7.95m x 3.75m)
- Bedroom Six - 15'9" x 10'6" (4.80m x 3.20m)
- Secondary Kitchen - 10'6" x 8'8" (3.20m x 2.65m)
- Integral Garage - 34'7" x 18'2" > 8'8" (10.55m x 5.55 > 2.65m)
- Shower Room
- Utility Room
- Plant Room



LOWER GROUND FLOOR 1514 SQ.FT

SECOND FLOOR

- Loft Area - 940 ft²



SECOND FLOOR 940 SQ.FT

FORECOURT PARKING
70'8" / 21.55M



Bedroom Two Front aspect into bay window with bench and storage below, range of built-in floor to ceiling wardrobes, part coving, low voltage lights, door to...

En suite Shower Room White suite comprising low level WC with concealed cistern, counter hung wash hand basin with mixer tap, inset into a granite worktop with vanity unit below and mirror with down lighters and glass shelving, enclosed fully tiled shower cubicle with bi-folding glass doors, mixer tap, hand held shower attachment and fixed shower above. Ceramic tiled floor, part coving, chrome ladder rack heated towel rail, low voltage lights, shaver socket, and extractor fan.

Bedroom Three Rear aspect into bay window with bench and storage below, range of built-in floor to ceiling wardrobes, part coving, low voltage lights, door to...

En suite Shower Room White suite comprising low level WC with concealed cistern, counter hung wash hand basin with mixer tap, inset into a granite worktop with vanity unit below and mirror with down lighters and glass shelving, enclosed fully tiled shower cubicle with bi-folding glass doors, mixer tap, hand held shower attachment and fixed shower above. Ceramic tiled floor, part coving, chrome ladder rack heated towel rail, low voltage lights, shaver socket, and extractor fan.

Bedroom Four Rear aspect, range of built-in floor to ceiling wardrobes, part coving, low voltage lights.

Bedroom Five Rear aspect, part coving, low voltage lights.

Family Bathroom White suite comprising low level WC with concealed cistern, low level bidet, panelled bath with mixer tap and part tiled walls, counter hung wash hand basin with mixer tap, inset into a granite worktop with vanity unit below and mirror with down lighters, enclosed fully tiled shower cubicle with bi-folding glass doors, mixer tap, hand held shower attachment and fixed shower above. Ceramic tiled floor, part coving, chrome ladder rack heated towel rail, low voltage lights, shaver socket and extractor fan.

From Entrance Hall, staircase down to...

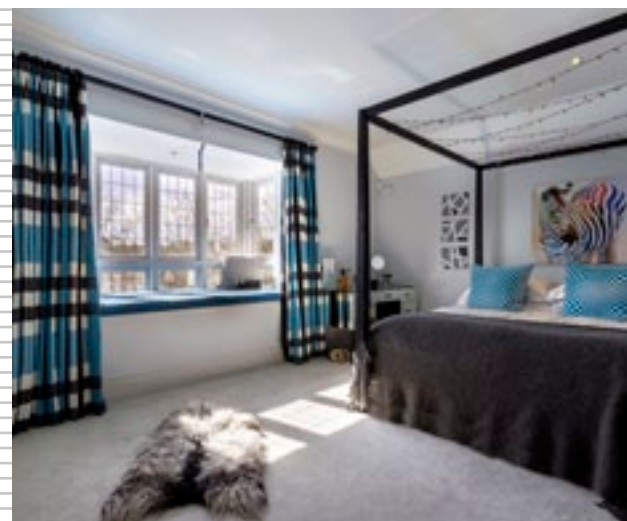
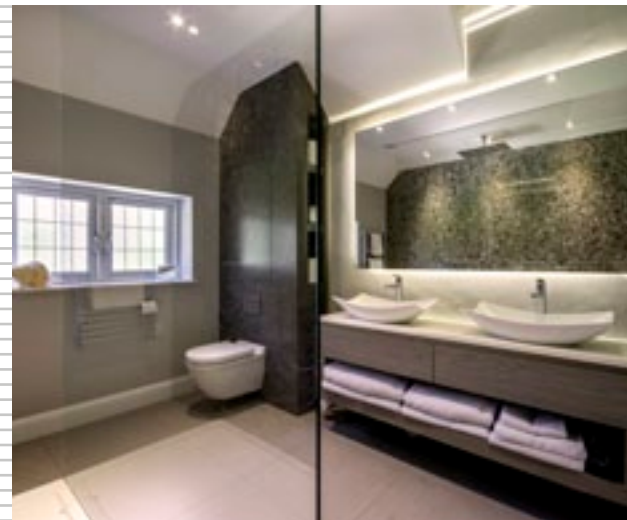
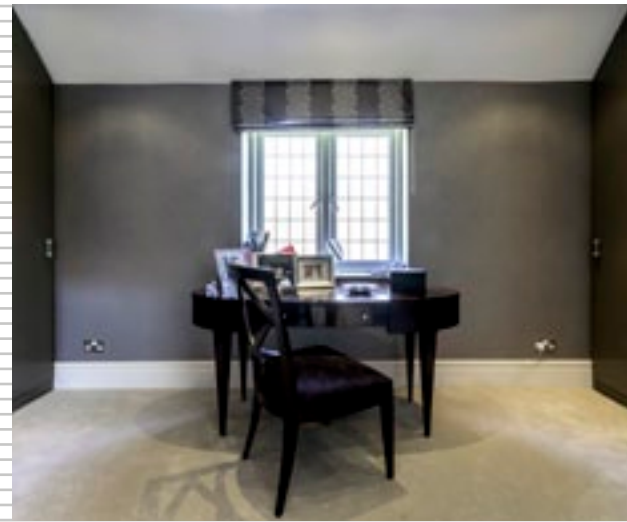
Lower Ground Floor

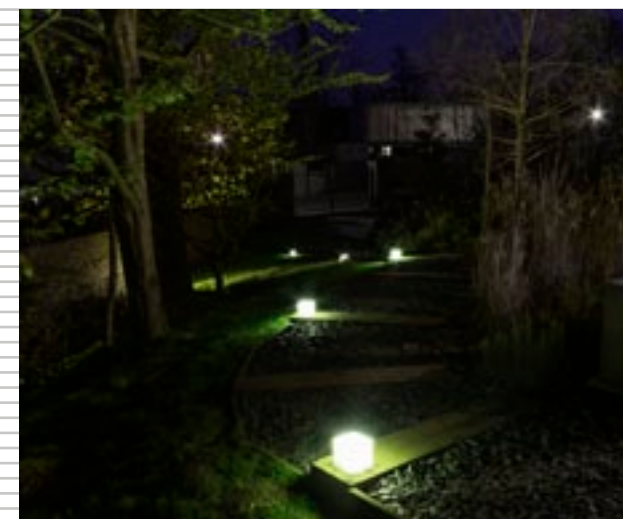
Hall Ceramic tiled floor, part coving, low voltage lights, door to Garage, further door to...

Inner Hall Ceramic tiled floor, coving, low voltage lights, part glazed door to lower ground patio, door to...

Secondary Kitchen Range of Shaker style wall and base units with stainless steel sink and drainer inset into laminate worktop. Range of integrated appliances includes 4-ring induction hob with extractor hood above, Beko microwave oven. Window to side, tiled floor, low voltage lights.

Utility Room Space and plumbing, stackable washing machine and tumble dryer.





Family Shower Room White suite comprising low level WC with concealed cistern, counter hung wash hand basin with mixer tap inset into a granite worktop with vanity unit below and mirror with down lighters above, enclosed fully tiled shower cubicle with bi-folding glass door, mixer tap, hand held shower attachment and fixed shower above. Ceramic tiled floor, wall mounted cupboard, chrome ladder rack heated towel rail, low voltage lights, shaver socket, and extractor fan.

Bedroom Six Rear aspect with French doors to lower ground patio, part coving, low voltage lights.

Family/Media Room Rear aspect with French doors to lower ground patio, part coving, low voltage lights, ceiling speakers, ceiling projector, large wall mounted TV screen.

Outside Garage A double/triple garage with up and over remote controlled doors, range of built-in cupboards, door to Plant Room.

Garden From the driveway, an elevated front lawn with steps leading up to side and rear garden. A mature garden that wraps around the whole of the property, with mainly laid to lawn, mature trees to the perimeter. A paved terrace, which is accessible from the Drawing Room, with steps up to a further terrace with a surrounding retaining wall with planters, provides ample entertaining areas. The terrace wraps around to the side of the property and eventually to the lower ground floor patio, accessible via steps leading down to it. There are further steps up to main lawn area.

Terms
Tenure Freehold
Local Authority Royal Borough of Kingston upon Thames
Council Tax Banding H
EPC Rating C

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, omission 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.



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