



# Warren Park

Coombe | Surrey



## Warren Park

Coombe | Kingston upon Thames | Surrey | KT2

A spectacular family home completed to the owners' high specifications throughout. A great deal of thought and attention has been applied to all three levels with spacious rooms throughout. The main house has triple glazing and constructed using the latest in Scandinavian building materials. The property benefits from CAT 5 cabling, integral sound system with outdoor Bose speakers, alarm system, outside perimeter wall and garden lighting. The property also offers a self-contained purpose built two bedroom cottage with kitchen and living room and two shower rooms of approximately 1,380 ft<sup>2</sup> (128 m).





#### ACCOMMODATION COMPRISES

Reception Hall | Drawing Room | Dining Room | Study | Family Room | Kitchen/Breakfast Room | Utility Room | Guest Cloakroom | Master Suite: Sitting Room, Bedroom, Dressing Room, En suite Bathroom | Three further Suites to First Floor | Bedroom Five with En suite Shower Room & Living Area | Bedroom Six with En suite Shower Room | Cinema/Games Room | Guest Cottage: Reception Room & Open Plan Kitchen | Two Bedrooms | Two Shower Rooms

#### AMENITIES INCLUDE

Full Gas Fired Central Heating & Hot Water | Triple Glazing | CAT 5 Cabling | Underfloor heating to Ground & First Floors | Heat Recovery System | Wired for Sound | Ample Forecourt Parking | Video Entry Phone | Garaging for 3 cars | Low Voltage Lighting | Oak Woodwork to Doors/Floors/Architraves & Skirting | Solid Oak staircase | 0.64 of an Acre

#### THE PROPERTY

Approached via a single remote controlled operated solid wooden sliding gate to an expanse of gravelled forecourt with perimeter lighting leading to the large double width integral garage. A covered canopy leads to two solid Oak panelled doors to...

**Entrance Hall** Galleried atrium with a wrought iron balustrade and Oak hand rail. Ceramic tiled floor, solid Oak staircase and Oak woodstrip floor with underfloor heating, coving, low voltage lighting, video entry phone for pedestrian gate. Understairs cupboard housing the underfloor heating control panel.

**Guest Cloakroom** White suite comprising Villeroy & Boch wash hand basin with mono block mixer tap, low level W.C., low voltage lights, half tiled walls and floor with underfloor heating, coving.

**Drawing Room** Superb double aspect view over the rear gardens with French Doors leading to the rear terrace. Oak woodstrip floor with underfloor heating, coving, low voltage lights, speaker points, brick fireplace surround and base with copper canopy to hearth and discreet background lighting. Music control panel, sliding doors to...

**Study** Into semi circular bay window with two pairs of French doors to rear garden and terrace, Oak woodstrip flooring with recessed socket to the floor, recessed speakers, coving, low voltage lighting.

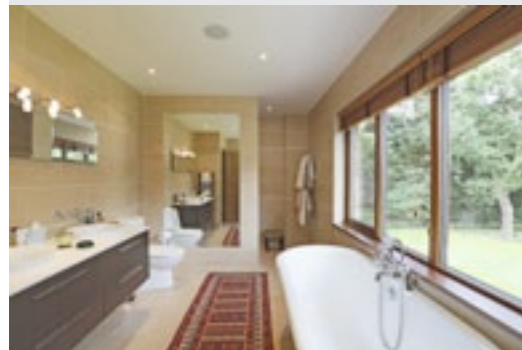
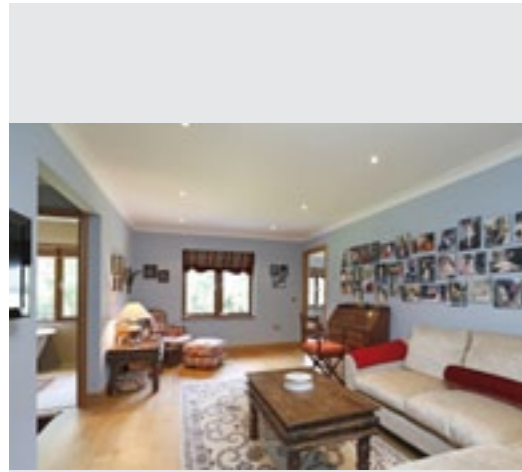
**Dining Room** Double aspect over the front garden, coving, low voltage lights, speaker points, brick fireplace surround and base with copper canopy to hearth and discreet background lighting. Music control panel. Oak woodstrip floor with underfloor heating.

**Family Room** Double aspect over the rear garden, coving, low voltage lights, speaker points, wall TV point, Oak woodstrip floor with underfloor heating, French doors to the rear terrace.

**Kitchen/Breakfast Room** A bespoke sophisticated range of wall and base units with a blue pearl Granite work surface including the grand piano shaped central island. The integrated range of Gaggenau appliances comprise of 90cm wide oven with grill, 5-ring gas hob, stainless steel extractor fan above, steamer, coffee machine, dishwasher, double width fridge unit with freezer below, wine cooler. In addition is a recessed twin bowl stainless steel sink with mixer tap and separate spray hose, waste disposal unit, background lighting to the wine rack under the island, low voltage lights, coving, recessed speakers, views to the front garden, ceramic tiled floor with underfloor heating. Door to...

**Utility Room** Views to the rear garden with a French door to the rear terrace. A range of wall and base units with a Granite work surface with a butlers sink and mixer tap. The integrated range of built-in appliances comprise of BOSCH washing machine, tumble dryer, dishwasher, NEFF base oven, MIELE 4-ring gas hob with extractor fan above. Further free standing American style fridge/freezer. Door to...

**Integral Double Garage & Plant Room** Remote controlled up and over, window and door to the rear garden, pull-down ladder to the attic store. Door to plant room housing the new Gloworm gas fired boiler for the central heating and hot water, pressurised hot water tanks.



From the Entrance Hall is an easy rising solid Oak staircase with bespoke hand crafted wrought iron balustrade to...

**First Floor**

**Landing** The continuation of the wrought iron balustrade leads to the atrium opposite the cathedral window facing the front courtyard. Oak woodstrip floor with underfloor heating, coving, video entry phone, low voltage lights, built-in cupboard housing the control panels for heated towel rails and underfloor heating.

**Master Bedroom Suite**

**Sitting Room** Views to the rear garden, Oak woodstrip floor, coving, low voltage lights, sound control panel, wall TV point. Arch to...

**Dressing Room** This room has not been fitted out, but provides ample wall space for wall to wall bespoke fitted cupboards or just an array of fitted shelves, drawers and hanging space. Low voltage lights, Oak woodstrip floor with underfloor heating.

**En suite Bathroom** Victorian style four peg bath with chrome mixer tap and hand shower attachment, 'His & Hers' wash hand basins with wall mounted mixer taps, Granite surface with drawers below, low level W.C., chrome ladder rack heated towel rail, walk-in wet shower. Fully tiled walls and floor, recessed wall mirror, recessed speakers to the ceiling, low voltage lights, underfloor heating, extractor vent.

**Bedroom** Into semi circular bay from one side of the room to the other with uninterrupted views of the rear garden. Recessed speakers to the ceiling, concealed plinth lighting, low voltage lights, video entry phone, sound control panel, door to deep storage, Oak woodstrip floor with underfloor heating.

**Bedroom Suite Two**

**Bedroom** Double aspect views to the front, coving, low voltage lights, speaker points, Oak woodstrip floor with underfloor heating. Arch to...

**Dressing Room** Oak woodstrip floor with underfloor heating, low voltage lights. This area has not been fitted out, but provides ample wall space for wall to wall fitted cupboards or just an array of fitted shelves, drawers and hanging space. Door to...

**En suite Shower Room** White suite comprising of part glazed enclosed shower cubicle, low level W.C., wash hand basin with mixer tap with drawers below, wall mounted cupboard with mirrored doors, fully tiled walls and floor, low voltage lights, extractor vent, chrome ladder rack heated towel rail.

**Bedroom Suite Three**

**Bedroom** Double aspect views to the front, coving, low voltage lights, speaker points, Oak woodstrip floor with underfloor heating. Arch to...

**Dressing Room** Oak woodstrip floor with underfloor heating, low voltage lights. This area has not been fitted out, but provides ample wall space for wall to wall fitted cupboards or just an array of fitted shelves, drawers and hanging space. Door to...

**En suite Shower Room** White suite comprising of tiled panelled jacuzzi bath with mixer tap and hand shower attachment, separate wall shower head, low level W.C., wash hand basin with wall mounted mixer tap with drawers below, wall mounted cupboard with mirrored doors, fully tiled walls and floor, low voltage lights, extractor vent, chrome ladder rack heated towel rail.

**Bedroom Suite Four**

**Bedroom** Views of the rear garden, coving, low voltage lights, speaker points, Oak woodstrip floor with underfloor heating. Arch to...

**Dressing Room** Oak woodstrip floor with underfloor heating, low voltage lights. This area has not been fitted out, but provides ample wall space for wall to wall fitted cupboards or just an array of fitted shelves, drawers and hanging space. Door to...

**En suite Shower Room** White suite comprising of glazed enclosed shower cubicle, low level W.C., wash hand basin with mixer tap with drawers below, fully tiled walls and floor, low voltage lights, extractor vent, chrome ladder rack heated towel rail.

**Second Floor**

**Landing** Two walk-in store rooms, entry phone.

**Kitchenette** A range of wall and base units with Granite effect work surface, stainless steel single

bowl sink with mixer tap and drainer, Neff counter top fridge, ceramic tiled floor.

**Bedroom Suite Five**

**Bedroom** Views of the front, low voltage lights, eaves storage cupboard, double radiator panel with thermostatic valve. Door to...

**En suite Shower Room** White suite comprising of glazed enclosed shower cubicle, low level W.C., wash hand basin with chrome mixer tap inset into a Pine vanity unit, shavers socket, fully tiled walls and floor, low voltage lights, extractor vent, chrome ladder rack heated towel rail.

**Sitting Room** Side aspect, low voltage lights, speaker points, double radiator panel with thermostatic valve.

**Bedroom Six** Velux windows to the side, low voltage lights, speaker points, double radiator panel with thermostatic valve, patch panel units.

**Bedroom Seven** Views of the rear garden, low voltage lights, eaves storage cupboard, double radiator panel with thermostatic valve.

**Shower Room** White suite comprising of glazed enclosed shower cubicle, low level W.C., wash hand basin with chrome mixer tap inset into a Pine vanity unit, shavers socket, fully tiled walls and floor, low voltage lights, extractor vent, chrome ladder rack heated towel rail.

**GUEST COTTAGE**

**Ground Floor Lobby** Easy rising stairs to the first floor, doors to the integral garage and living room.

**Integral Garage** Remote control up and over door.

**Kitchen/Living Room** French doors to garden, stable door, two double radiator panels, ceramic tiled floor, broom cupboard, a range of wall and base units with a laminated work surface and breakfast bar, stainless steel sink with drainer and mixer tap, built-in oven, 4-ring gas hob with extractor fan above, fridge/freezer, dishwasher, low voltage lights.

**Family Shower Room** Built-in cupboard housing combination gas fired boiler and space and plumbing for washing machine, low level W.C., corner shower cubicle, double radiator, pedestal wash hand basin with mixer taps, shavers socket, fully tiled walls and floor.

**Bedroom** Built-in cupboards, double radiator panel, double aspect views, ceramic tiled floor, security grills to windows.

**First Floor**

**Bedroom** Access to loft storage, double radiator panels, deep eaves storage cupboard, recessed spot lights, security grills, balustrade rail, TV and telephone point.

**Shower Room** Pedestal wash hand basin with mixer tap, fully tiled walls and floor, low level W.C., shavers socket, fully tiled enclosed shower cubicle, extractor fan.

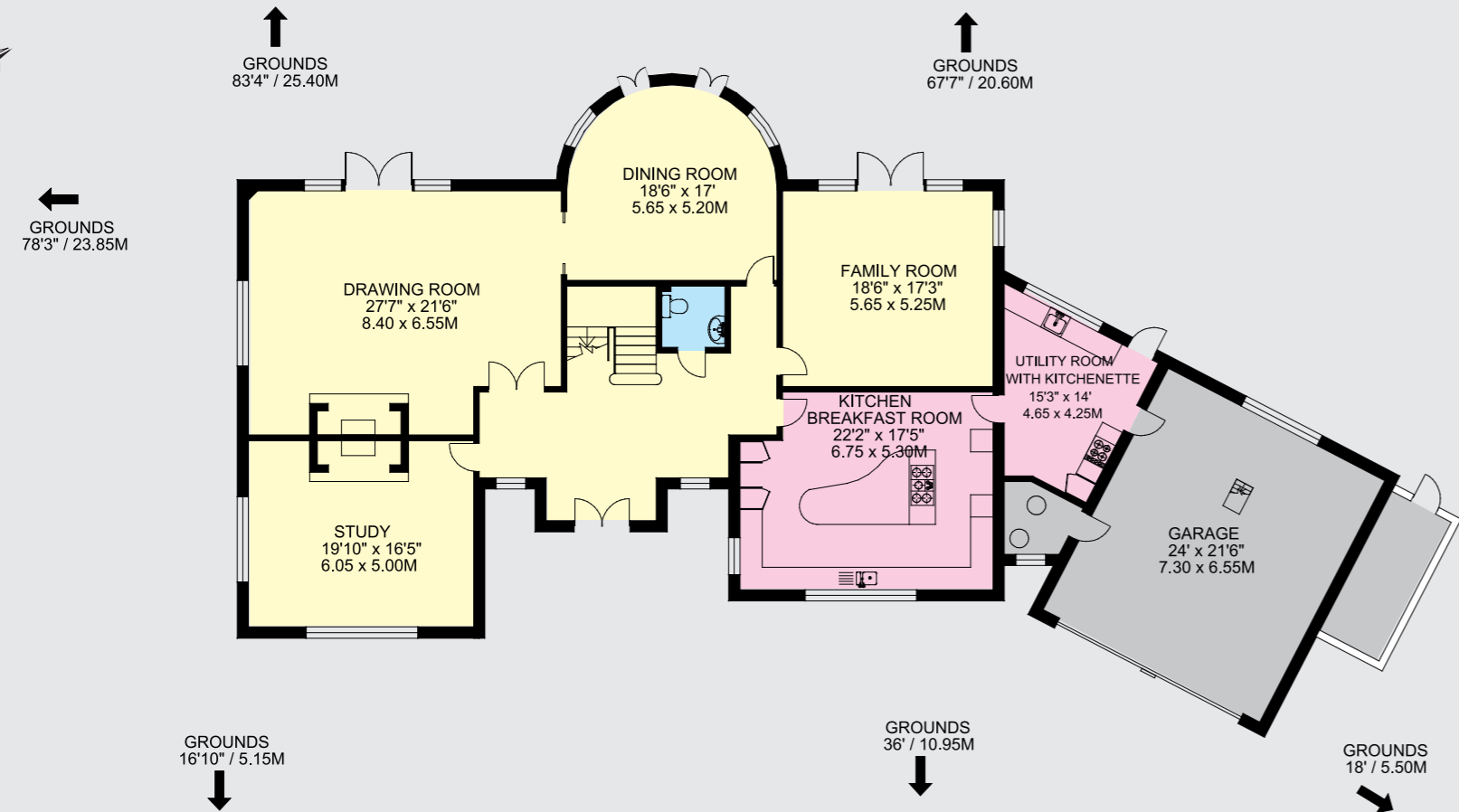
**OUTSIDE**

The main house and cottage are surrounded by gardens which are mainly laid to lawn with mature trees and bedding for further planting. There are two separate remote control operated wooden gates to two forecourts, one for the main house and one for the cottage. Indian Limestone terrace across the rear width of the main house, with outside wall lights and uplighters to the beds. To the side of the double garage is a secure garden store room.

**Terms**

**Tenure** Freehold  
**Guide Price** £5,350,000 STC  
**Local Authority** Royal Borough of Kingston upon Thames  
**Council Tax Banding**  
**Council Estate Frontage Charge**  
**EPC Rating** C

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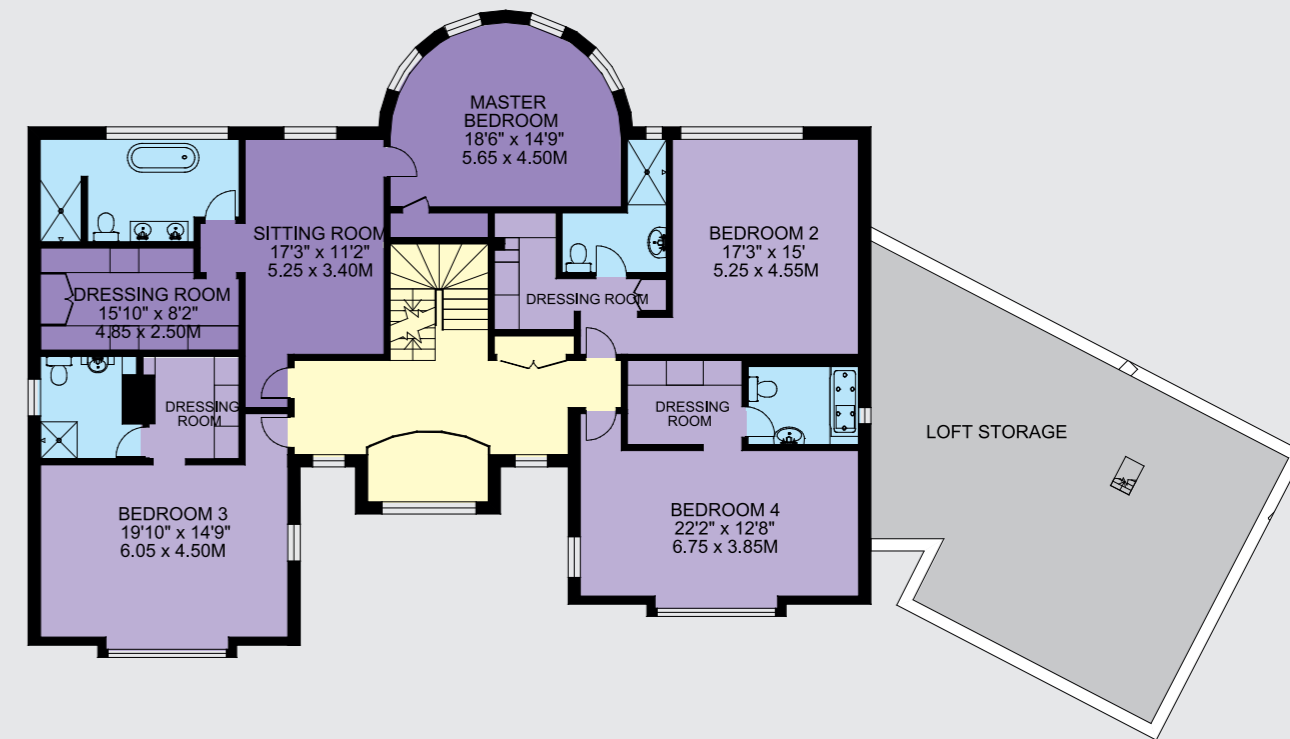
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Approximate Internal Floor (Living) Area = 7,017 ft<sup>2</sup> / 651.9 m<sup>2</sup>  
 Approximate Additional Areas = 816 ft<sup>2</sup> / 75.8 m<sup>2</sup>  
 Total Areas = 7,833 ft<sup>2</sup> / 727.7 m<sup>2</sup>

### GROUND FLOOR - 3,068 FT<sup>2</sup> / 285 M<sup>2</sup>

Reception Hall	27'7" x 24'6" (8.40 x 6.55 m)
Drawing Room	19'10" x 16'5" (6.05 x 5.00 m)
Dining Room	18'6" x 17' (5.65 x 5.20 m)
Study	18'6" x 17'3" (5.65 x 5.25 m)
Family Room	22'2" x 17'5" (6.75 x 5.30 m)
Kitchen/Breakfast Room	15'3" x 14' (4.65 x 4.25 m)
Utility Room	24' x 21'6" (7.30 x 6.55 m)
Garage	
Guest Cloakroom	

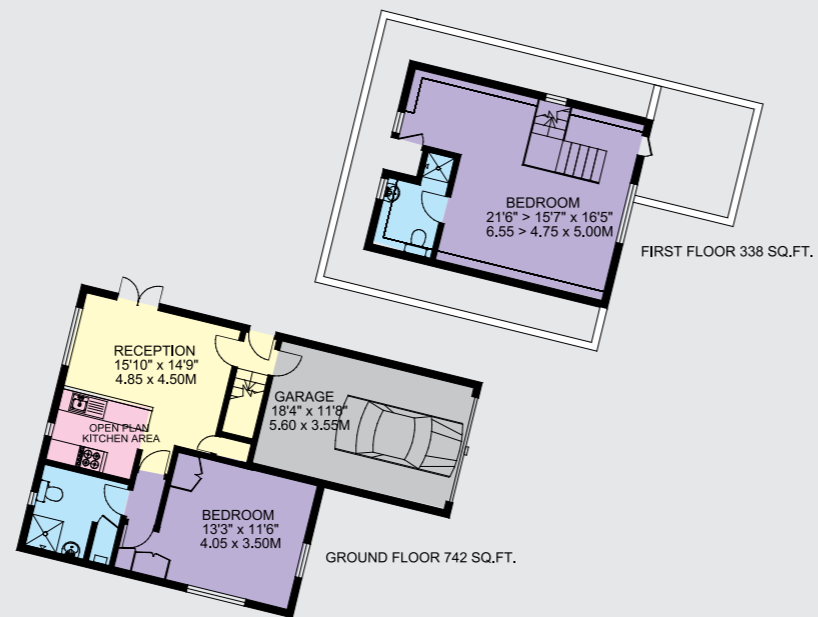
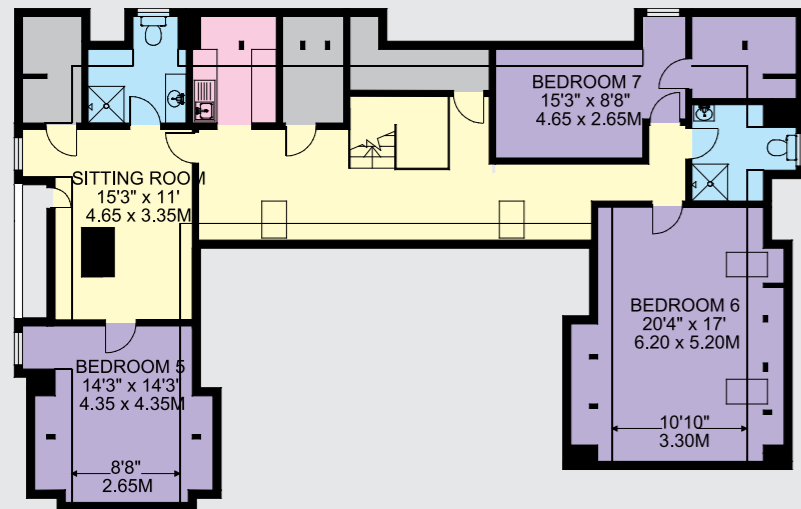
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### FIRST FLOOR - 2,392 FT<sup>2</sup> / 222.2 M<sup>2</sup>

Bedroom One	18'6" x 14'9" (5.65 x 4.50 m)	Bedroom Three	19'10" x 14'9" (6.05 x 4.50 m)
Sitting Room	17'3" x 11'2" (5.25 x 3.40 m)	Dressing Room	
Dressing Room	15'10" x 8'2" (4.85 x 2.50 m)	En suite Shower Room	
En suite Bathroom		Bedroom Four	17'3" x 15' (5.25 x 4.55 m)
Bedroom Two	22'2" x 12'8" (6.75 x 3.85 m)	Dressing Room	
Dressing Room		En suite Shower Room	
En suite Bathroom		Loft Storage	

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**SECOND FLOOR - 1,557 FT<sup>2</sup> / 144.6 M<sup>2</sup>**

- Bedroom Five ..... 20'4" x 17' (6.20 x 5.20 m)
- Bedroom Six ..... 14'3" x 14'3" (4.35 x 4.35 m)
- Bedroom Seven ..... 15'3" x 8'8" (4.65 x 2.65 m)
- Shower Room
- Sitting Room ..... 15'3" x 11' (4.65 x 3.35 m)
- Shower Room
- Kitchenette
- Storage

**GUEST COTTAGE - 1,380 FT<sup>2</sup> / 128.2 M<sup>2</sup>**

- Reception Room ..... 15'10" x 14'9" (4.85 x 4.50 m)
- Kitchen Area
- Bedroom One ..... 13'3" x 11'6" (4.05 x 3.50 m)
- En suite Shower Room
- Bedroom Two ..... 21'6" > 15'7" x 18'5" (6.55 > 4.75 x 5.00 m)
- En suite Shower Room
- Garage ..... 18'4" x 11'8" (5.60 x 3.55 m)

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**LOCATION**

Warren Park, with its countrified tree lined aspect, lies equidistant between Kingston and Wimbledon town centres. Both have excellent shopping facilities, from department stores housing concessions found in famous West End streets and specialised 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 network. The nearest train station at Norbiton is within walking distance, and the 57 bus route runs along nearby Coombe Lane West to Wimbledon from which there are 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, area of outstanding beauty 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 schools for all ages, private, state, and a variety of international educational establishments many within walking distance, such as Marymount International School for girls, Rokeyby School for Boys, Holy Cross prep for Girls and Coombe Hill Infants and Juniors along Coombe Lane West.

Warren Park is probably the most exclusive road within the Coombe Estate and it is rare to find a property on the market for sale with 0.64 of an acre fronting Coombe Wood Golf Course.



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