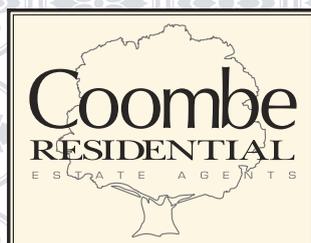




# FERNBANK

Coombe | Surrey





# FERNBANK

Renfrew Road | Coombe | Kingston upon Thames | Surrey | KT2 7NT

*We are delighted to offer once again this magnificent family residence for sale, situated on the prestigious Coombe Hill Estate. The property offers substantial accommodation over three floors, with the benefit of a lift to all floors and set in beautifully landscaped gardens.*



## LOCATION

Renfrew Road is a tree lined road located off George Road and is conveniently located close to Kingston and New Malden town Centres with their excellent shopping facilities, as is the A3 trunk road offering 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 provides frequent services to Waterloo with its underground links to points throughout the city. The immediate area offers a wide range of recreational facilities including three golf courses, tennis and squash clubs, Richmond Park which is within easy access from Ladderstile Gate is an area of outstanding beauty, and provides 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 together with an excellent choice of restaurants. There are also numerous schools for all ages, Private, State and a variety of International educational establishments all within the immediate vicinity.



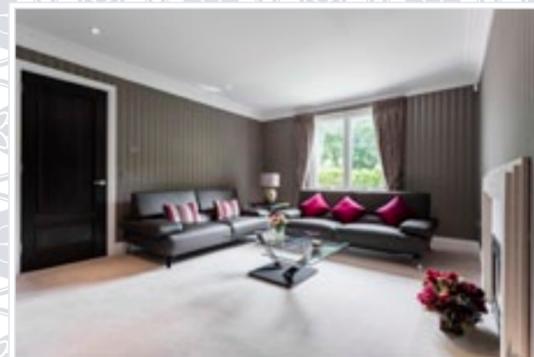
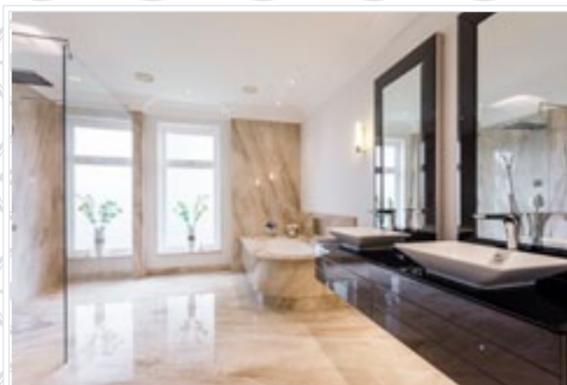
## ACCOMMODATION COMPRISES

Entrance Hall | Drawing Room | Dining Room | Study | TV Room | Kitchen/Breakfast Room | Family Room | Utility Room | Guest Cloakroom | Master Bedroom Suite with Sitting Room, Dressing Room & Bathroom | Five further Bedrooms, Four with En suites | Bedroom Seven/Games Room | Second Floor Lounge Area with Roof Terrace | Family Bathroom

## AMENITIES INCLUDE

Lift access to all floors | Integral Double Garage | Underfloor heating to Ground & First Floor | Marble tread staircase with Glass Balustrade & Walnut Handrail | Electronically controlled entrance gates with video link | Nacoss/NSI Approved Security System | Chilled air system with Photo Voltaic renewable Energy Solar Technology | Pre-wired Surround Sound System to principle Reception Rooms & Master Suite | Programmable lighting to Ground Floor, all First Floor Bedrooms, Landing & Second Floor Lounge Landing | Well screened grounds of approximately 0.42 Acres | West facing Sun Terrace | Professionally designed landscaping to front & rear gardens | Walking distance to three Private Schools | Walking distance to Coombe Wood Golf Club





#### THE PROPERTY

Approached from the road via a set of electronic gates, to a resin bonded forecourt large enough for several cars and to an integral double garage.

The solid front door, flanked by glazed panels and under a portico, opens into a spacious entrance hall, which benefits from impressive marble flooring, a marble staircase with glass balustrade and Walnut handrail, and double volume windows to the side of the property.

Two sets of double doors lead to the spacious reception areas, with ample space for entertaining and with French doors opening onto the rear patio. The double aspect drawing room, with a contemporary gas fireplace, is bright with large windows to the side and French doors to the rear. The dining room, again with French doors to the rear, benefits from two sets of sliding pocket doors leading to the adjacent kitchen/breakfast room.

The TV room is located to the front of the property, with views of the front garden through the floor to ceiling windows, and benefits from a contemporary gas fireplace. The study, again front aspect and with floor to ceiling windows, is located at the other end of the hall. The guest cloakroom, with tiled floor and part tiled walls, benefits from a modern suite, chrome ladder rack heated towel rails and wall lights.

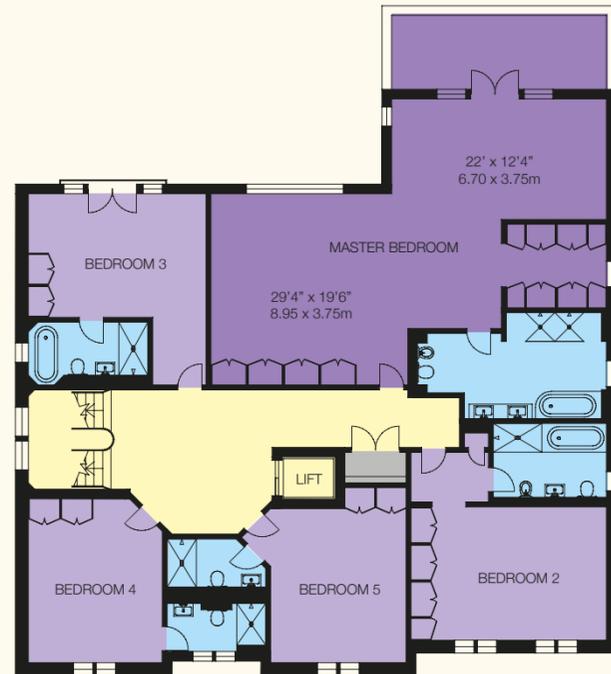
The kitchen/breakfast room boasts marble tiled floor and a modern range of wall and base high gloss, handcrafted linear style kitchen units with contrasting stone worktop, and benefits from an extensive range of built-in Miele appliances and refrigeration equipment. It also benefits from a central island, with space for four stools and double stainless steel sinks.

The family room, open plan onto the kitchen/breakfast, is double aspect with both French doors and bi-folding doors opening onto the garden and rear patio.

From the kitchen, a door leads to the practical utility room, well equipped with wall and base units, and space and plumbing for washing machine and tumble dryer. A half glazed door leads to the side of the property, and through the utility, there is access to a toilet which would be useful for trade people.



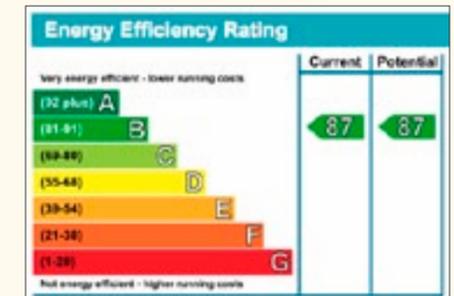
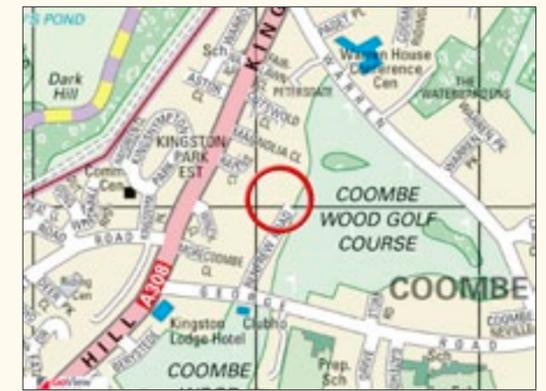
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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ALL MEASUREMENTS ARE MAXIMUM AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

# FERNBANK

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Approximate Internal Floor (Living) Area: 7,737ft<sup>2</sup> / 718.8m<sup>2</sup>

Approximate Additional Areas: 880ft<sup>2</sup> / 81.7m<sup>2</sup>

Total Areas: 8,617ft<sup>2</sup> / 800.5m<sup>2</sup>

## GROUND FLOOR 3,104 ft<sup>2</sup>

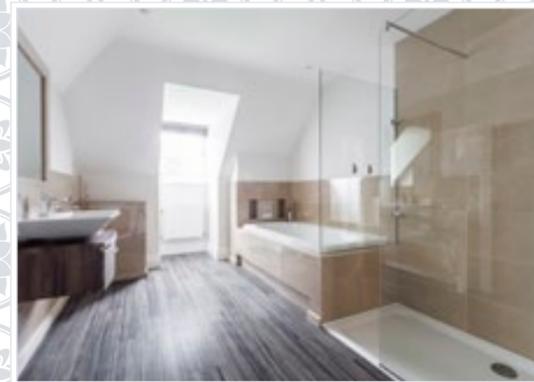
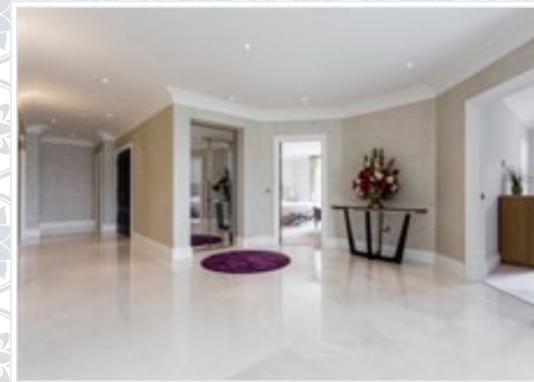
Drawing Room	22'2" x 20'4"	6.75m x 6.20m
Dining Room	18'8" x 13'7"	5.70m x 4.15m
Kitchen/Family Room	36'10" x 21'6" > 17'3"	11.25m x 6.55 > 5.25m
Study	16'9" x 13'7"	5.10m x 4.15m
Study	15'9" x 13'9"	4.80m x 4.20m
Garage	19'6" x 18'8"	5.95m x 5.70m

## FIRST FLOOR 2,965 ft<sup>2</sup>

Master Bedroom	29'4" x 19'6"	8.95m x 3.75m
Master Sitting Room	22' x 12'4"	6.70m x 3.75m
Bedroom Two	19'10" x 13'7"	6.05m x 4.15m
Bedroom Three	18' x 12'8"	5.50m x 3.85m
Bedroom Four	16'10" x 13'7"	5.15m x 4.15m
Bedroom Five	15'10" x 13'9"	4.85m x 4.20m

## SECOND FLOOR 1,668 ft<sup>2</sup>

Games Room	35'3" x 22'2"	10.75m x 6.75m
Bedroom Six	17'3" x 13'9"	5.25m x 4.20m



Both the lift with mirrored doors and the sweeping staircase, with glass balustrade and walnut handrail, lead up to the first floor landing. This again is flooded with light from the double height windows running all the way up from the ground floor, and benefits from marble tiled floor and a deep airing cupboard.

The master bedroom suite, with its sitting area, is rear facing and has French doors leading onto a decked terrace offering views over the rear garden. An en suite dressing area, with fitted bespoke mirror fronted wardrobes, provides ample storage space and there is further fitted bespoke wardrobes in the bedroom area. The luxurious en suite bathroom comprises a white suite of countertop 'His & Hers' wash hand basins inset into a vanity unit below, a bath with marble surround and part tiled walls, a fully tiled walk-in wet area with glass screen and a W.C. and bidet.

There are four further double bedrooms, all with fitted bespoke wardrobes, en suites with similar specifications and the three front facing benefitting from Juliet balconies.

The second floor, accessed via the lift and staircase, offers a large lounge area with the added benefit of a small wet bar and a deep storage cupboard. There is also a roof terrace providing outdoor seating on a warm day.

Two further bedrooms are on this floor; bedroom six and the spacious bedroom seven, well-lit with Velux windows to the side, a dormer window to the front and skylights. The latter would also be ideal as a games room, with ample under the eaves storage.

The family bathroom boasts a modern suite of similar specifications to the other bathrooms, comprising of a W.C., countertop wash hand basin with vanity unit below, bath with marble surround and fully tiled walk-in wet area with glass screen.

#### Outside

Both front and rear gardens are professionally landscaped, with the west facing rear garden benefitting from a large patio across the full width of the property, and with paved access to the front from both sides of the property. The garden is mainly laid to lawn, with ample shrubs, hedges and mature trees to the perimeter, creating a quiet and secluded oasis.

#### TERMS

TENURE Freehold

GUIDE PRICE £6,980,000 STC

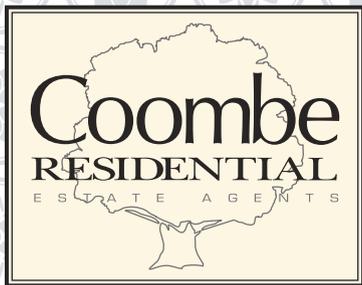
LOCAL AUTHORITY Royal Borough of Kingston upon Thames

COUNCIL TAX BANDING

COOMBE ESTATE CHARGE

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