

Holyoke

George Road, Coombe, Kingston upon Thames, Surrey, KT2 7NR

GUIDE PRICE £2,400,000 RENTAL £6,000 PCM

A superb contemporary family house with a south-westerly aspect, set in a secluded position in mature grounds approaching 1/3 of an acre. Holyoke is a detached family house which has been carefully renovated and extended by the current owners to a very high standard. With light and spacious reception rooms with large double glazed windows and sliding glass doors opening directly onto the garden. It is decorated throughout in a neutral colour scheme with solid beech and limestone flooring on the ground floor with quality carpeting on the first floor. The kitchen/breakfast room is equipped with a range of stylish cream units by 'William Ball' with granite work surface and a range of NEFF appliances. The home has a large utility room and is fitted with a pressurised hot water system.



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THE PROPERTY

The house has five bedrooms many of which have fitted wardrobes and three luxury bath/shower rooms (two en suite). The en suite bathroom to the master bedroom and the family bathroom both feature striking circular shower enclosures and mosaic tiling with under floor heating. The white bathroom suites are from a contemporary range by Philippe Starck and Duravit with Hans Grohe taps and fittings.

Holyoke is approached via a long gravelled driveway leading to remotely operated gates. The garden has been attractively landscaped by the Chelsea Flower Show award winning garden designers Patrick Clarke and Patrick Wynniatt to include a large expanse of lawn, flowerbeds arranged in a geometric design and a York stone terrace which is perfect for outdoor dining and entertaining. The garden has mature shrub and tree borders which supply colour and cover throughout the year and in all the plot size approaches one third of an acre in size. The house has a detached double garage with a remotely operated door and additional off street parking is available in the drive.

George Road is sought after residential road leading into the Coombe Estate, a network of private roads running between Coombe Hill and Coombe Wood golf courses. The house is located only 1/2 a mile from the Kingston Gate into Richmond Park which is made up of over 2,000 acres of parkland and is home to herds of fallow and roe deer. It provides the opportunity to pursue a wide range of outdoor activities including cycling, riding and walking. The town of Kingston upon Thames has an excellent range of shops and other local amenities including the Bentalls centre, a branch of the John Lewis department store, a multiplex cinema and numerous bars, cafes and restaurants. The area is highly regarded for the quality of its schooling in both the private and state sectors with nearby schools including the Holy Cross Preparatory School, Rokeby and Marymount International School. The closest rail station at Norbiton (Waterloo line) is approximately 3/4 of a mile away whilst by road the A3 which can be joined at the Robin Hood roundabout links central London with the M25 and the airports at Gatwick and Heathrow.

TENURE Freehold
LOCAL AUTHORITY The Royal Borough of Kingston upon Thames
COUNCIL TAX BANDING H
VIEWING By Appointment through Vendors Sole Agents

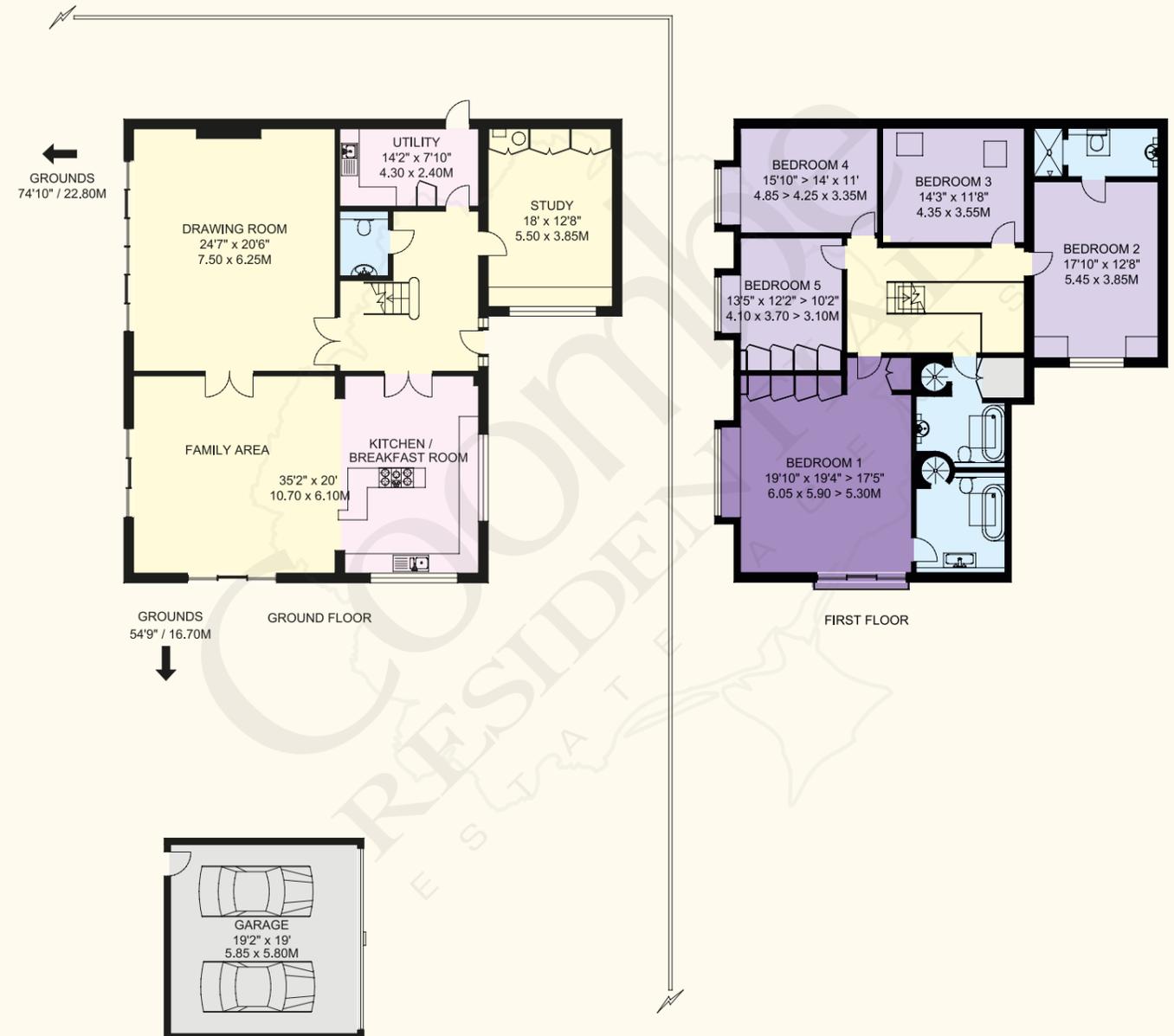
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HOLYOKE, GEORGE ROAD
KINGSTON - UPON - THAMES

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 [House Outline] = 3455 SQ.FT / 320.9 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 [Garage Outline] = 365 SQ.FT. / 33.9 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 3820 SQ.FT. / 354.8 SQ.M.



Energy Performance Certificate

SAP

Property: George Road, KINGSTON UPON THAMES, KT12 7NR
 Dwelling type: Detached house
 Date of assessment: 07 March 2012
 Date of certificate: 07 March 2012
 Reference number: 0330-7056-0217-0002-1914
 Type of assessment: RDSAP, existing dwelling
 Total floor area: 310 sqm

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Current: D
Potential: C

Environmental Impact (CO₂) Rating

Current: 57
Potential: 60

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

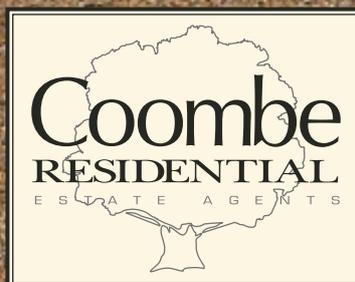
	Current	Potential
Energy use	121 kWh/m ² /year	121 kWh/m ² /year
Carbon dioxide emissions	11 tonnes per year	11 tonnes per year
Lighting	£190 per year	£190 per year
Heating	£1620 per year	£1752 per year
Hot water	£38 per year	£38 per year

You could save up to £188 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or powering appliances, such as TV, fridge etc., nor do they reflect the costs associated with air-use, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



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