



LAUREL GROVE



Coombe | Surrey

Rental £25,000 PCM

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LOCATION

Coombe Hill Road 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 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 stations at New Malden and Norbiton are within easy reach, and the 57 bus route runs along nearby Coombe Lane West to Kingston and Wimbledon from which there are frequent services to Waterloo with underground links from Wimbledon 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, Ladderstile Gate and Robin Hood Gate, providing 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 within the immediate vicinity.



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Coombe Hill Road | Kingston upon Thames | Surrey



Laurel Grove, which is approached along a private leafy drive, is a stunning new build home within excess of 11,000 ft² of accommodation located on the private Coombe Hill Estate, just eight miles from London's West End. With 0.6 acres of landscaped gardens, Laurel Grove provides a statement London address with unparalleled views towards Richmond Park, Wimbledon Common and the Coombe Hill Golf Course.

Designed and constructed by award winning Q Developments, the specialist London developer whose most recent development on the Coombe Hill Estate was recognised nationally with the What House awards Gold Medal for Best Luxury House (UK), Best Interior Design and Best Architecture.

Finished to exacting specifications, Laurel Grove provides six bedrooms, formal and informal living spaces, an innovative wellness centre with 13m pool, sauna and gym plus cinema room, bespoke wine cellar and separate one bedroom staff accommodation.

For those seeking a lifestyle of luxury in spacious surroundings, the Coombe Estate is London's hidden gem. As a private estate, it enjoys seclusion, prestige and security, yet its proximity to Central London offers the best of both worlds.





GENERAL SPECIFICATION

- Full reinforced concrete structure.
- Basement structure of 400mm Calcite waterproof concrete, supported by steel sheet piling to form primary and secondary waterproofing; enhanced internal waterproofing of Newton Membranes cavity drain system with sump and pumps.
- High Performance full fill cavity wall of dense concrete block with handmade bespoke clay brickwork and reconstituted limestone features.
- High specification heritage clay tiled roof.
- Specialist timber double glazed windows and external doors, both by Lomax and Wood.
- Hand crafted hardwood internal doors and screens by Longden Doors.
- Double plasterboarded ceilings throughout with coffer detail to Drawing Room, Dining Room and Master Bedroom.
- High specification stainless steel hinges, locks and latches.
- Biochrome plated brass lever handles by Rondolfo Dordoni for Olivari.
- High performance dimmable LED downlights by Orluna.
- Lutron Homeworks QS Lighting Control system with Crestron interface.
- Crestron custom whole house Audio System operable via 7" in-wall touch panel with Bowers & Wilkins Kevlar in-ceiling speakers.
- Samsung and LG LED Flat Screen TVs to Swimming Pool, Gym, Media Room, Kitchen, Family Room, Drawing Room, Master Bedroom and en suite, with SKY/Crestron interface controllable via touchscreen or ipad.
- Underfloor heating throughout integrated with Crestron system and controllable via keypad or ipad.
- Whole house mechanical ventilation with energy saving heat recovery.
- Comfort cooling to Master Bedroom, Bedroom Two, Pool area, Gym and Cinema Room.
- Temperature controlled Wine Store.
- The Building Maintenance System, controls the balance between underfloor heating and air conditioning via wall mounted thermostats or via ipad controls.
- Energy saving measures include Photovoltaic panels on the roof to generate electrical energy which is fed back into the house's electrical distribution.
- Softened water provision throughout via exclusive HydroMAG system.
- Utility Room with fully integrated washing machine, dryer, fridge & freezer.

FLOOR FINISHES

- Crema Marfil Limestone with Nero Marquina Marble inlay to Entrance Hall.
- Hand crafted wide plank Oak 'Café Noir' flooring by Silvan Select to living areas and staircase.
- Crema Marfil Limestone large format tiles to Kitchen.
- Silkresse Opal luxury velour carpet to all bedrooms.
- Specialist Amtico to Gym and Wine Store.
- Bespoke hand crafted joinery by Richard Baker.
- Fireplaces by Chesneys. Fireplace to Drawing Room custom design by Q Developments with Peter Young Design.

SWIMMING POOL

- Wall finishes of Island Stone split face quartz silver feature tile and Italian Leonard Ceramica Brera Rustica Porcelain.
- Floor Finishes of Italian Porcelain Tile - Leonardo Ceramica Brera.
- Fully dimmable colour changing feature lighting.
- Heating and cooling by Heatstar environmental control unit located in Pool Plant Room for air temperature, ventilation and pool water temperature control.
- Italian iridescent fused glass mosaics to Swimming Pool by Mosaico + Perle.
- High specification pool operation with Blue Lagoon ultraviolet automatic purification unit and an integrated recessed automated pool cover.

BATHROOMS

WALL TILES

- Mother of Pearl Natural Dapple mosaic by Shellshock Designs to lower ground floor.
- Handmade Crackle Subway ceramic to en suite two.
- Freshwater Mother of Pearl Mosaic to walls and feature areas of en suite three and four, Family Bathroom and Staff Apartment.

FLOOR TILES

- Italian Porcelain Tile - Leonardo Ceramica Brera to Lower Ground Floor, en suite three and four and Family Bathroom.
- Athens Grey Italian Marble floor tiles to en suite two.

SANITARYWARE

- Thermostatic showers by Hans Grohe.
- Bespoke Eyeline towel warmers.
- Graff Sento wall mounted basin mixers.
- Villeroy and Boch hand basins.
- Flaminia wall hung WC with soft close seat and concealed cistern.

FEATURE STAIRCASE

- Bespoke steel frame stair with Oak timber flooring.
- 15mm toughened glass balustrade with European Oak handrail.

KITCHEN

- Bespoke handmade kitchen designed and installed by David Linley and Co.
- Hand painted Eucalyptus timber fronted cabinets with European Oak linings.
- Caesarstone composite worktops.
- Integrated Miele appliances throughout consisting of :
 - Induction Hob
 - Microwave Combination Oven
 - Combination Steam Oven
 - Dual electric PureLine Ovens
 - Larder Fridge & Larder Freezer
 - Two (2) Dishwashers
 - Temperature controlled Wine Fridge
 - Quooker boiling water tap

ORANGERY

- Innovative 'Floating Ceiling' sliding window system by IQ Glass.

MASTER EN SUITE

- Italian Calacatta D'Oro marble to walls and floor with feature Herringbone floor detail.
- Feature bath is a Castello Oceanus of composite stone.
- Graff Sento chrome thermostatic shower.
- Graff Aquasense chrome wall mounted shower head.
- Graff Aquasense chrome wall mounted hand shower.
- Flaminia wall hung WC with soft close seat and concealed cistern.
- Bespoke Eyeline towel warmers.
- Falper Sento floor standing bath filler with hand shower.

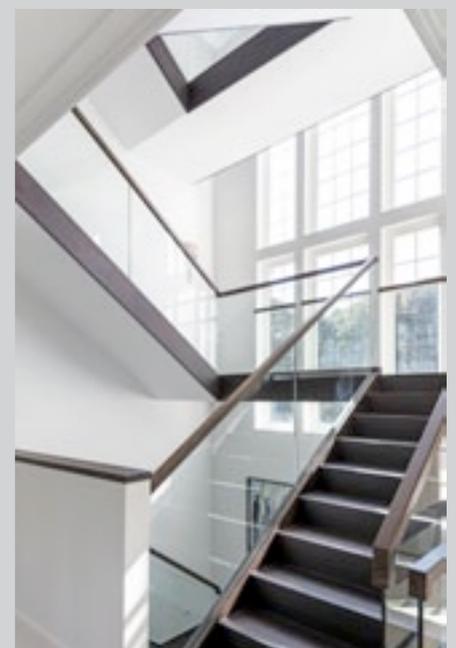
EXTERNAL SPECIFICATION & LANDSCAPING

- Award Winning Landscape design by Fisher & Tomlin.
- Fully irrigated lawn and mature evergreen planting.
- Double garaging.
- Bonded gravel driveway with parking for up to eight cars.
- Electronically controlled Penchard entrance gates.
- Video entry access.
- CCTV.
- Children's play area.
- Secure access along private gated lane off Coombe Hill Road.

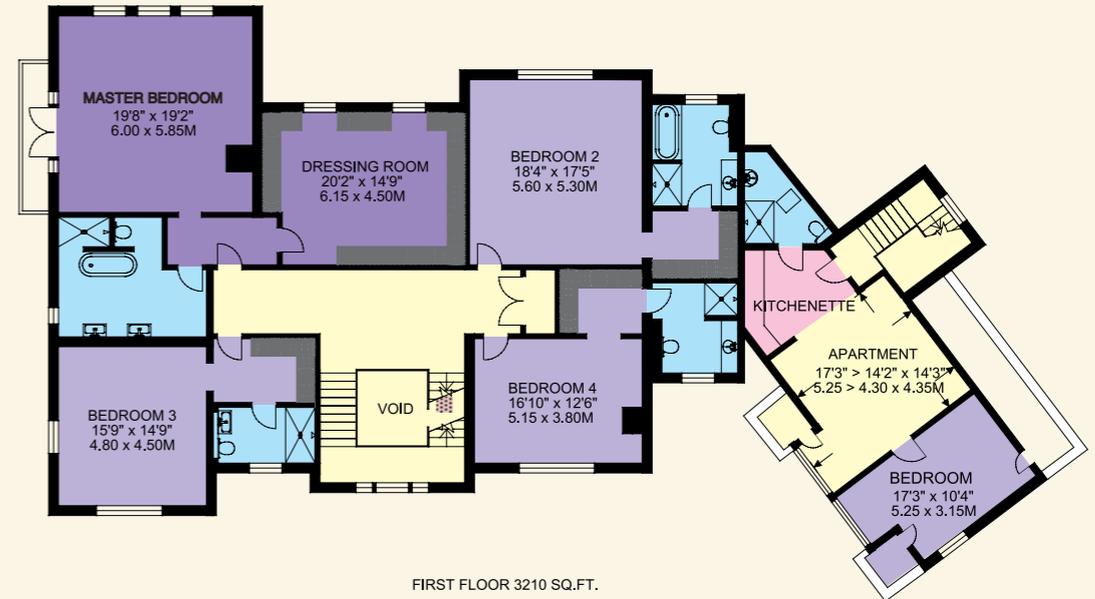
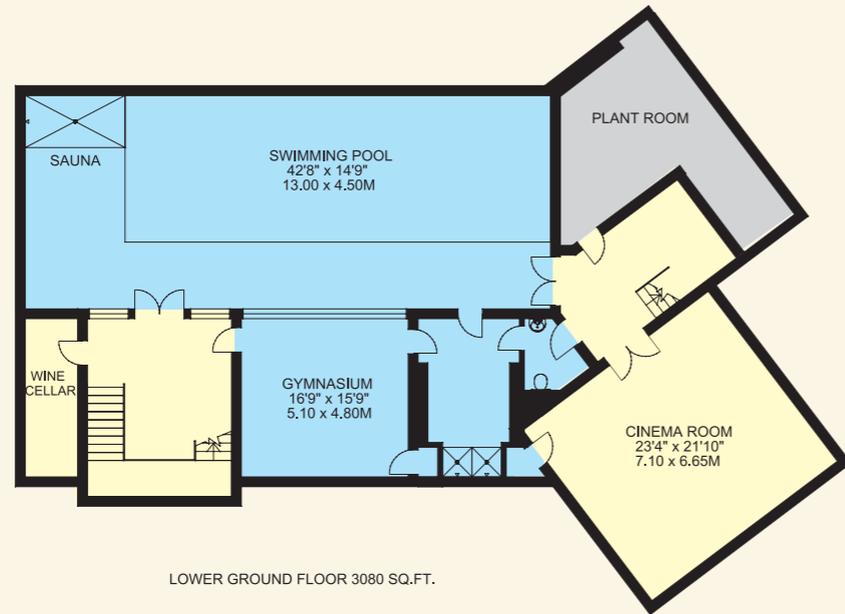
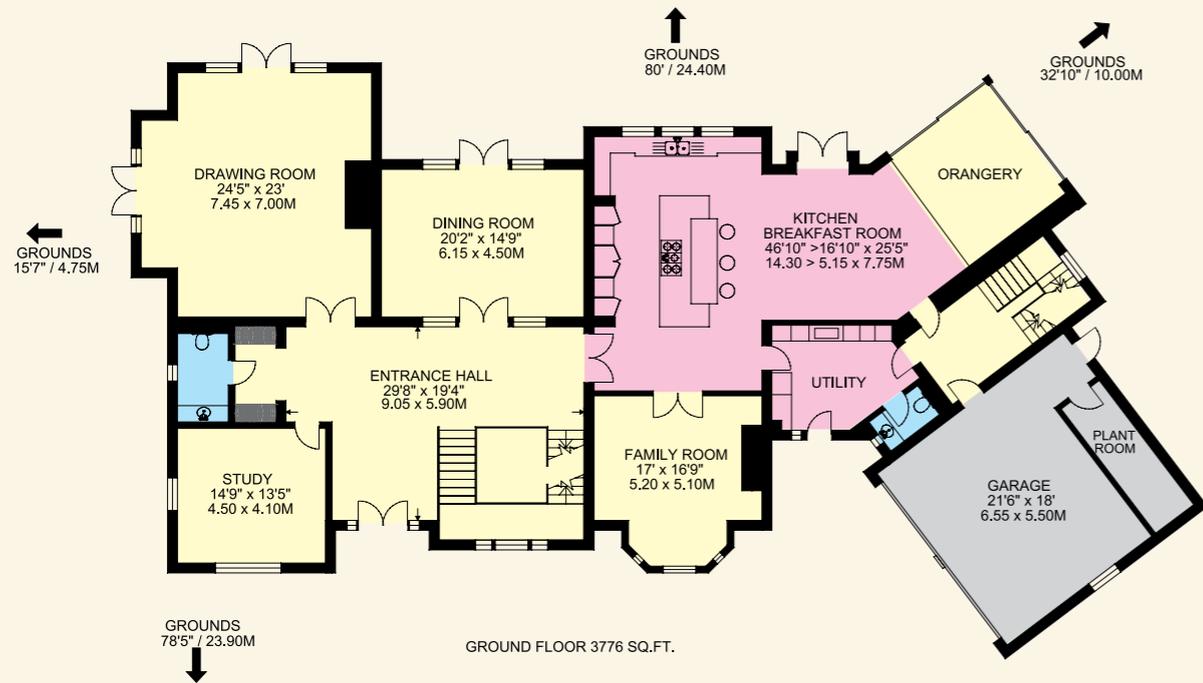
FLOOR CEILING HEIGHT

- Lower Ground - 2865mm
- Ground - 3060mm
- First - 2605mm
- Second - 2435mm









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APPROXIMATE INTERNAL FLOOR (LIVING) AREA - 11,163 SQ.FT / 1,037 SQ.M
 APPROXIMATE ADDITIONAL AREAS - 930 SQ.FT / 86.3 SQ.M
 TOTAL AREAS SHOWN ON PLAN - 12,093 SQ.FT / 1,123.3 SQ.M

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 ALL MEASUREMENTS ARE MAXIMUM AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
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LOWER GROUND

Gymnasium	16'9" x 15'9" (5.10 m x 4.80 m)
Cinema Room	23'4" x 21'10" (7.10 m x 8.85 m)
Swimming Pool	42'8" x 14'9" (13.0 m x 4.50 m)
Changing Room	
Sauna	
Wine Cellar	
Plant Room	
WC	

GROUND

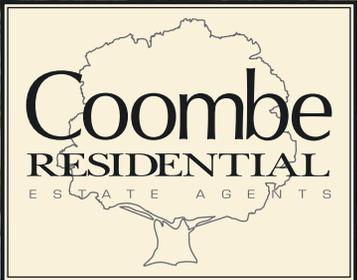
Entrance Hall	29'8" x 19'4" (9.05 m x 5.90 m)
Drawing Room	24'5" x 23' (7.45 m x 7.00 m)
Dining Room	20'2" x 14'9" (6.15 m x 4.50 m)
Family Room	17' x 16'9" (5.20 m x 5.10 m)
Kitchen/Breakfast Room	46'10" x 16'10" x 25'5" (14.30 x 5.15 m x 7.75 m)
Study	14'9" x 13'5" (4.50 m x 4.10 m)
Garage	21'6" x 18' (6.55 m x 5.50 m)
Guest Cloakroom	
Orangerie	
Utility Room	
Plant Room	
WC	

FIRST

Master Bedroom	19'8" x 19'2" (6.00 m x 5.85 m)
Dressing Room	20'2" x 14'9" (6.15 m x 4.50 m)
En suite Bathroom	
Bedroom Two	18'4" x 17'5" (5.60 m x 5.30 m)
En suite Bathroom	
Bedroom Three	15'9" x 14'9" (4.80 m x 4.50 m)
En suite Shower Room	
Bedroom Four	16'10" x 12'6" (5.15 m x 3.80 m)
En suite Shower Room	
Staff Apartment	17'3" x 14'2" x 14'3" (5.25 x 4.30 m x 4.35 m)
Bedroom	17'3" x 10'4" (5.25 m x 3.15 m)
Kitchenette	
Shower Room	

SECOND

Games Room	34' x 14'3" > 8'10" (10.35 x 4.35 m x 2.70 m)
Bedroom Five	16' x 14'3" (4.90 m x 4.35 m)
Bedroom Six	16' x 15'9" (4.90 m x 4.80 m)
Family Bathroom	
Eaves Storage	



020 8947 9393
COOMBERESIDENTIAL.COM

259 COOMBE LANE WIMBLEDON LONDON SW20 0RH

