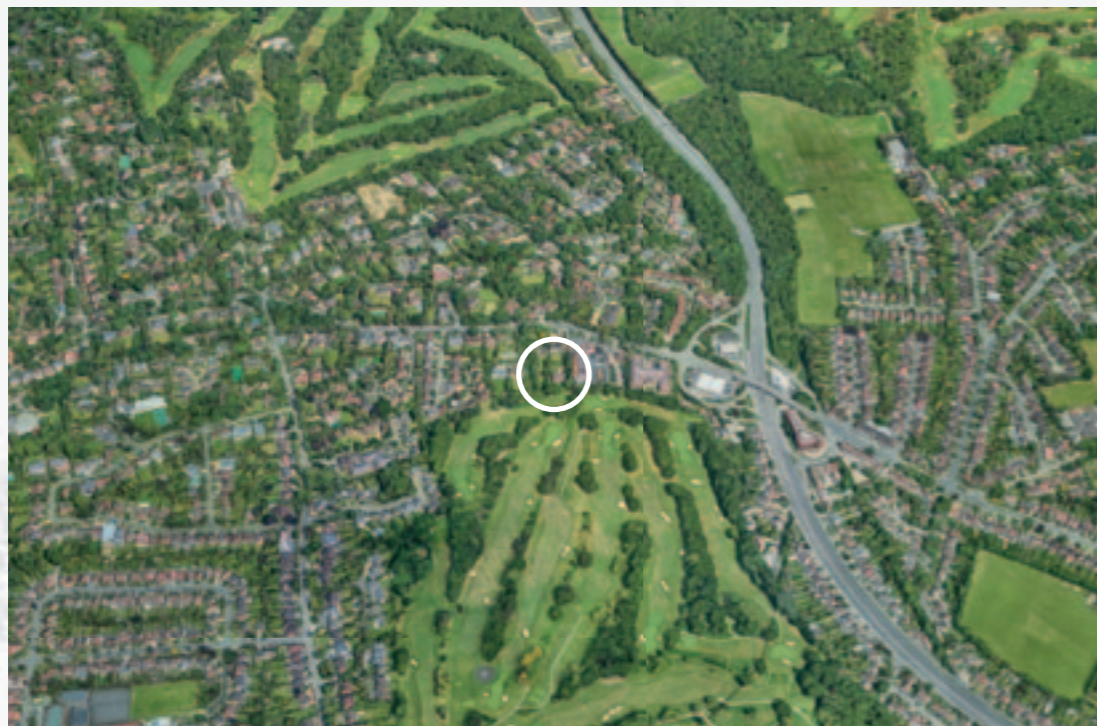


MAYFIELD

Coombe | Surrey



020 8947 9393 | COOMBERESIDENTIAL.COM
259 COOMBE LANE | LONDON | SW20 0RH



LOCATION

Mayfield is located off Coombe Lane West and around two miles from the centre of Wimbledon Village and Kingston upon Thames. The prestigious envelope of the Coombe Estate is known for its attractive semi-rural setting and offers easy access to Richmond Park or Wimbledon Common. Within 800 metres are many local shops for everyday needs, including a chemist, newsagent, dentist, optician, hairdresser, grocers and other businesses. Coombe Lane West offers a regular bus service (57) to Wimbledon, Raynes Park and Kingston with Raynes Park train station en route giving fast access to London Waterloo.

The property, 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 catering to tastes 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 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 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.

Holy Cross Prep school, Rokeby School and Marymount schools located on George Road are within walking distance, as is Coombe Hill Infants and Juniors.



MAYFIELD

180A Coombe Lane West | Coombe | Kingston upon Thames | Surrey | KT2

A stunning detached five bedroom, four bathroom family home built by the owners in 2007 to high specifications. In secluded grounds of approximately 0.40 of an acre and with a southerly aspect over the New Malden Golf Course. The property offers many special features found around the house, from the vaulted ceiling of the entrance hall at 5.5 metres high, to the vaulted ceiling of the formal drawing room at 3.76 metres. Presented in excellent order throughout, this family home is being offered for sale for the first time.



Reception Hall



Family Room

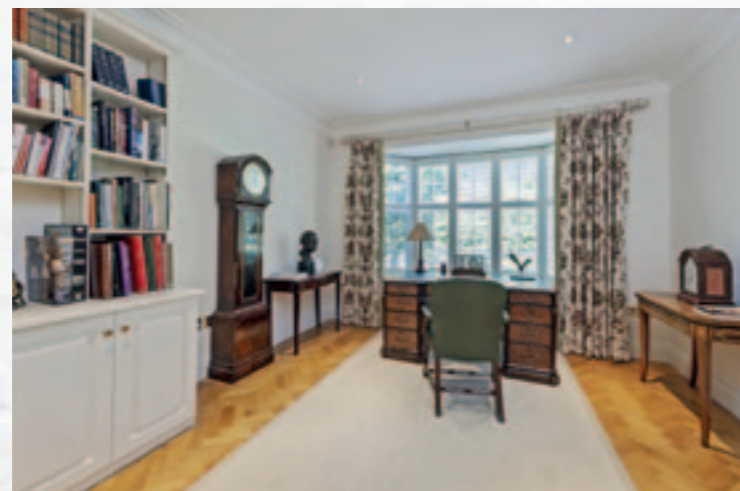


Kitchen

Dining Room



Study



THE PROPERTY

This charming family home is approached off Coombe Lane West, via a shared access with one other house but down a private block paved drive flanked by mature plants, to high wrought iron gates supported by tall brick pillars and stone finials, which open into a large paved forecourt. The front garden offers a large lawned area, mature bushes and perennials, a concealed outhouse great for garden furniture, bicycles and a workshop with ample space for the wheelie bins. The box hedge with the dwarf wall and further stone finials wrap around to the side garden leading to a sunny terrace and eventually to the rear garden.

The property is great for entertaining, with so much space for guest parking and a secluded garden as a further play area. A stone arched portico leads to the six-panel door with a glazed surround, to a wonderful marble tiled entrance hall boasting a sweeping staircase with a wooden handrail and spindles with a 5.5 metre ceiling height. Bespoke designed encased radiators are found throughout the house, with Oak herringbone wood flooring to the principal reception rooms, and Bamboo woodstrip flooring to the family room off the kitchen.

The formal drawing room, with a maximum height of 3.76 metres down to 2.69 metres, enjoys a double aspect with two pairs of French doors to the side terrace and a bay window to the front garden. The room is beautifully finished with ornate coving as with the rest of the house. The formal dining room, conveniently accessible from the kitchen, features quarter-pannelled walls, with views to the front garden. The study offers a wealth of bespoke built-in bookcases with base cupboards and delightful westerly views over the side garden. Both the formal drawing room and family room feature hand-carved marble fireplaces with gas fire for the family room and real fire for the drawing room.

Another wonderful feature of the house is the combined open-plan kitchen/dining/family room, with a wall of bespoke designed bookcases and base cupboards with French doors onto the rear garden and terrace. The shaker-style wall and base units are complimented by Granite worksurfaces and a wealth of built-in kitchen appliances, and glazed display cabinets to the dining area. In addition to the kitchen units is a pantry, also with a Granite perimeter shelf and large laundry room with a double sink and drainer, and space and plumbing for American-style washing machine and tumble dryer. The laundry room offers access to the double garage, with built-in cupboards concealing the plant equipment and access to the side garden. The kitchen/breakfast/family room benefits from underfloor heating as well as quality timber framed double casement windows and French externals doors.



Bedroom Two



The sweeping staircase leads to a spacious landing with views to the front garden. The principal bedroom offers uninterrupted southerly views of the New Malden golf course, with a large walk-in dressing room offering an abundance of shelving and hanging space, and a large en suite bathroom with a walk-in shower, large mosaic panelled bath, two oval wash hand basins inset into marble surfaces and base cupboards with mirrored medicine cupboards and heated towel rails and a low level WC. There are two other bedrooms with en suite facilities and two further bedrooms with a family bathroom, all with built-in cupboards and views of the front and rear gardens. No expense has been spared in the build of this fine family home.

Outside
The rear garden is mainly laid to lawn, with an open aspect to the golf course, and a boundary trellised wooden fence, mature trees and bushes, and a paved terrace across the rear width of the house. Overall, a fabulous family home in great secluded surroundings.

Terms
Tenure Freehold
Guide Price £3,200,000 STC
Local Authority Royal Borough of Kingston upon Thames
Council Tax Banding H £4,565.34 pa (2023-24)
EPC Rating C (77)



Principal Bedroom & En suite Bath/Shower Room

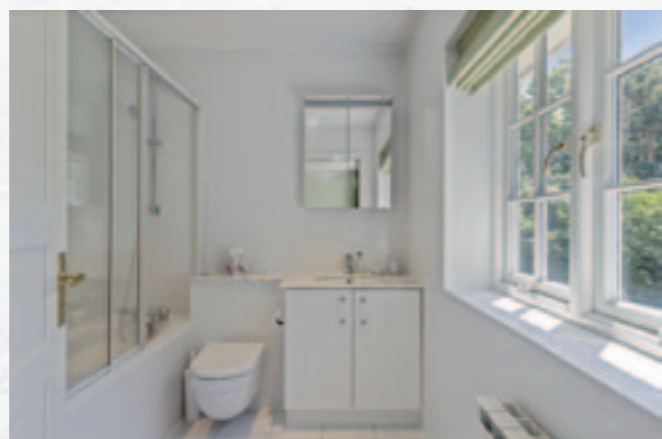
Bedroom Three



NOTE: No warranty is given concerning this property, its fittings, equipment or appliances as they have not been tested by the Vendors' Agents. Measurements are approximate and no responsibility is taken for any error, 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.



En suite Bathroom

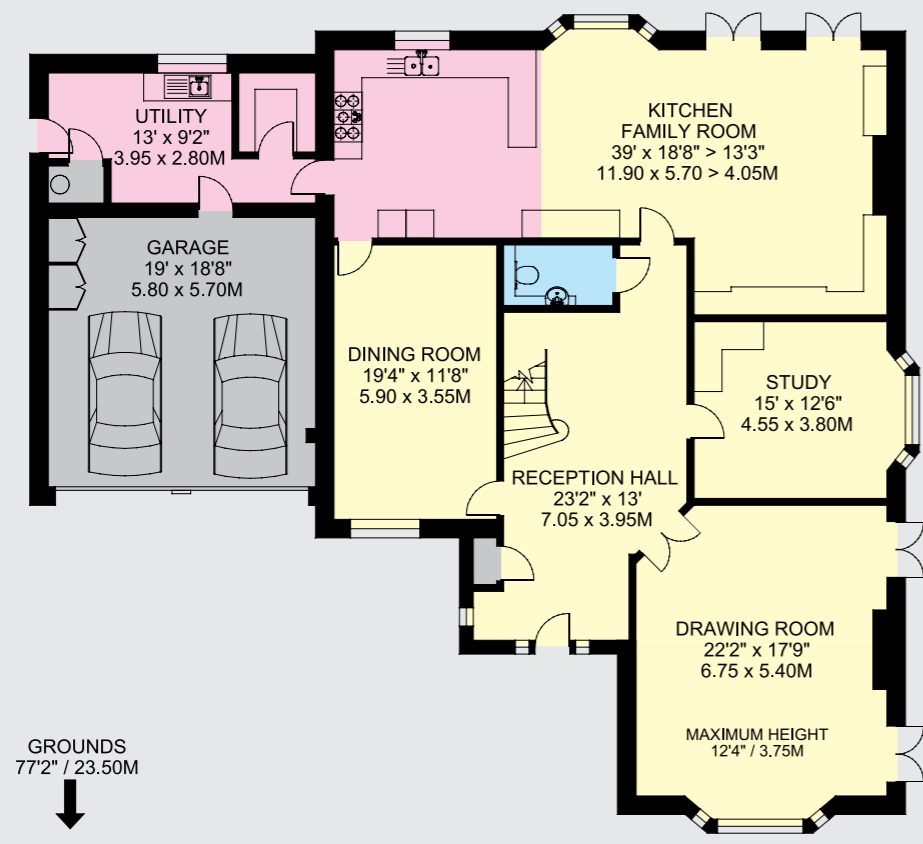




↑
 GROUNDS
 64'4" / 19.60M

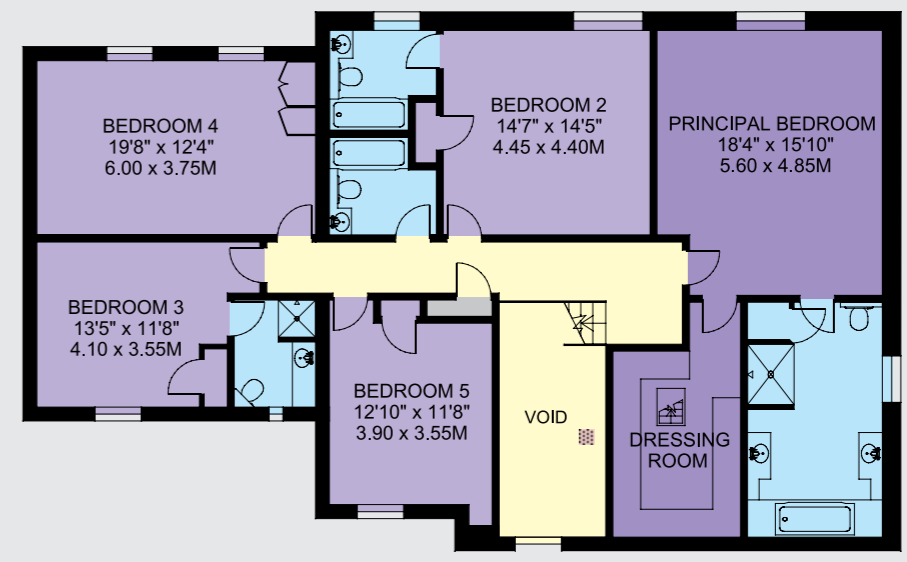
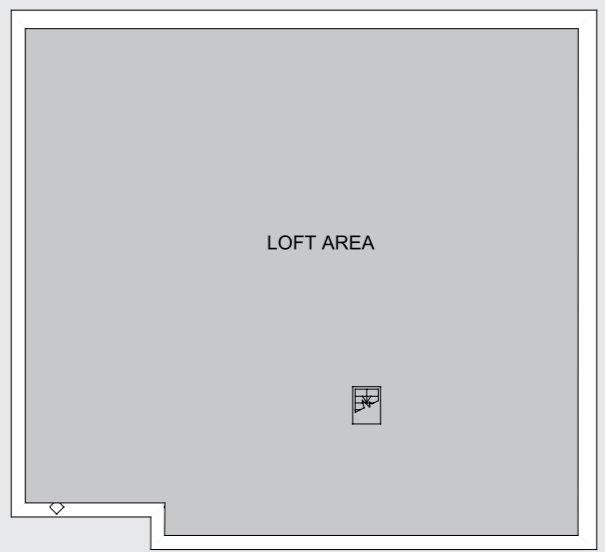
←
 GROUNDS
 22' / 6.70M

→
 GROUNDS
 22' / 6.70M



↓
 GROUNDS
 77'2" / 23.50M

COPYRIGHT: PLAN PRODUCED FOR 'COOMBE RESIDENTIAL' BY FLOORPLANNERS 07801 22880
 ALL MEASUREMENTS ARE MAXIMUM AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



COPYRIGHT: PLAN PRODUCED FOR 'COOMBE RESIDENTIAL' BY FLOORPLANNERS 07801 22880
 ALL MEASUREMENTS ARE MAXIMUM AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

MAYFIELD

180A Coombe Lane West | Coombe | Kingston upon Thames | Surrey | KT2

Approximate Internal Floor (Living) Area - 4,110 ft² / 381.8 m²

Approximate Additional Areas - 1,374 ft² / 127.6 m²

Total Areas Shown on Plan - 5,484 ft² / 509.4 m²

Approximate Plot Size - 0.40 of an Acre

GROUND FLOOR - 2,360 ft² / 219.25 m²

Reception Hall	23'2" x 13' (7.05 x 3.95 m)
Drawing Room	22'2" x 17'9" (6.75 x 5.40 m)
Dining Room	19'4" x 11'8" (5.90 x 3.55 m)
Kitchen/Family Room	39' x 18'8">13'3" (11.90 x 5.70>4.05 m)
Study	15' x 12'6" (4.55 x 3.80 m)
Utility Room	13' x 9'2" (3.95 x 2.80 m)
Double Garage	19' x 18'8" (5.80 x 5.70 m)
Guest WC	

FIRST FLOOR - 1,750 ft² / 162.58 m²

Principal Bedroom	18'4" x 15'10" (5.60 x 4.85 m)
En suite Bath/Shower Room	
Dressing Room	
Bedroom Two	14'7" x 14'5" (4.45 x 4.40 m)
En suite Bathroom	
Bedroom Three	13'5" x 11'8" (4.10 x 3.55 m)
En suite Shower Room	
Bedroom Four	19'8" x 12'4" (6.00 x 3.75 m)
Bedroom Five	12'10" x 11'8" (3.90 x 3.55 m)
Family Bathroom	





020 8947 9393 | COOMBERESIDENTIAL.COM
259 COOMBE LANE | LONDON | SW20 0RH

