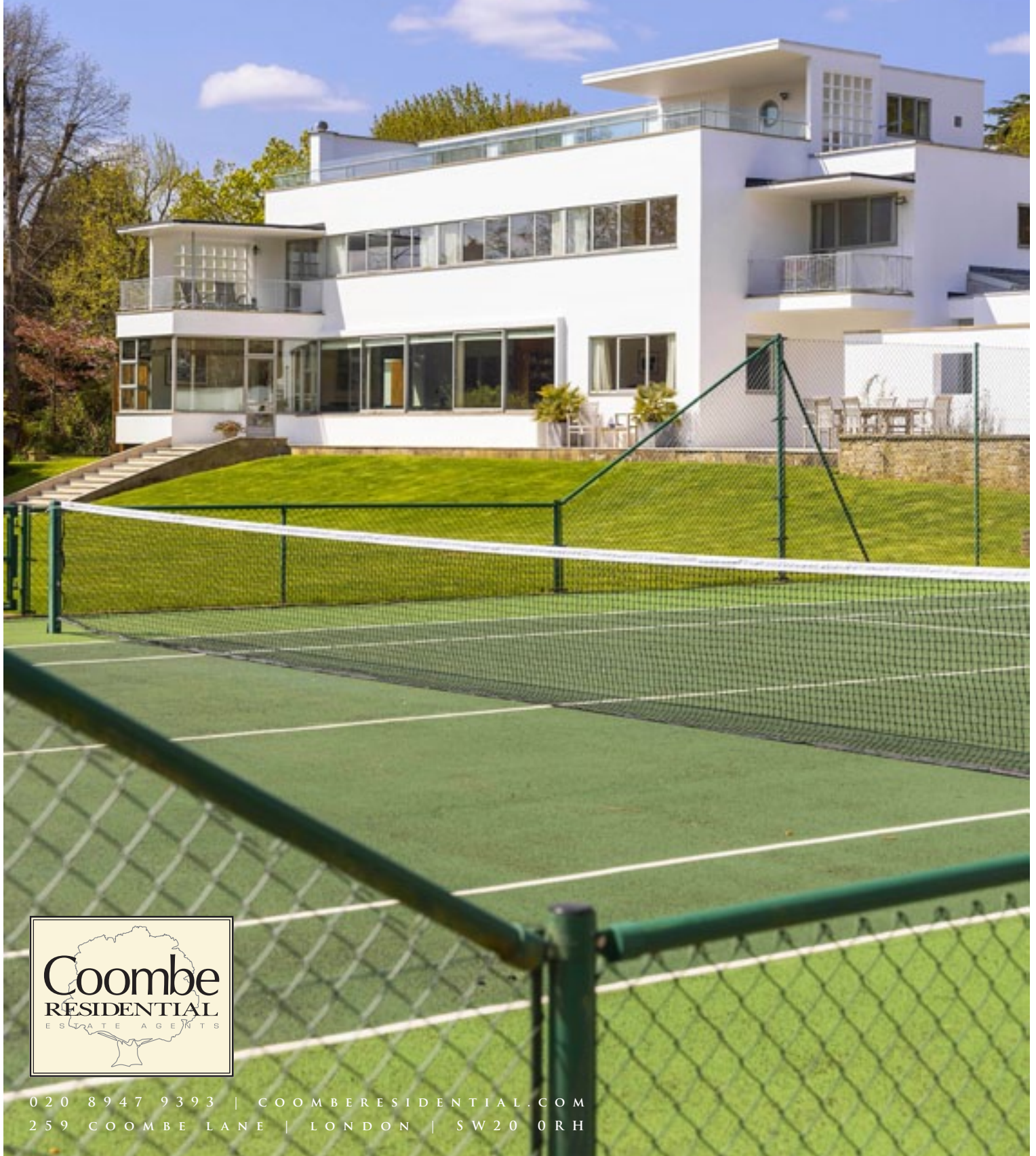


# MIRAMONTE

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Coombe | Surrey



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259 COOMBE LANE | LONDON | SW20 0RH



Front Forecourt

#### HISTORY

The property was built in 1936-1937 and designed by the renowned architect Maxwell Fry, at the height of his career, as a seminal modernist building of its time. It was originally built for Jerry Green, a property developer, keen to be close to the exclusive Coombe Hill Golf Course and to live in Coombe at the time when it was home to large country manors of around 4 acres of grounds. Maxwell Fry wrote that he was employed "On the general premise that only the best was good enough for Jerry Green".

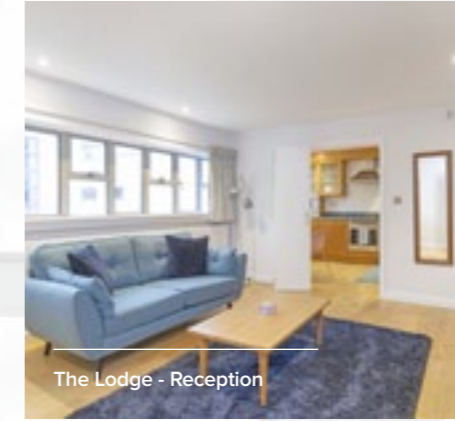
Miramonte was indeed a stunning house with its pool and tennis court set in beautiful grounds. It was lavishly described in The Architectural

Review of 1937. When it was auctioned in 1945, it was called "A Hollywood House in Surrey".

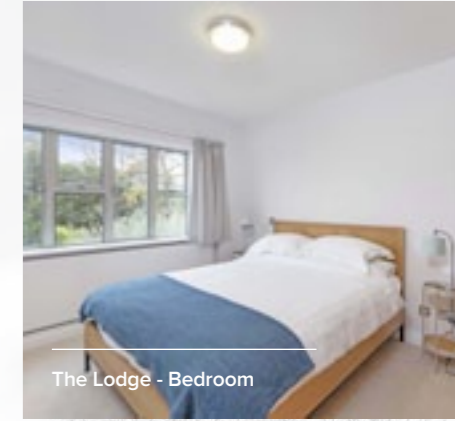
In the 1980s and 90s Miramonte remained empty for several years as the owners wanted to capitalise on the land for development. The council remained firm that the character of the building and adjoining land should remain intact. As a result, the building started to show signs of neglect. The National Trust looked to acquire it, but very little was left inside to maintain, so was Grade II-listed and was left in hope that someone would love it to restore the property back to its original splendour, which is what the current owner did.



The Lodge



The Lodge - Reception



The Lodge - Bedroom

# MIRAMONTE

Coombe | Surrey

A stunning six bedroom Grade II listed architectural house of a modernist design with far reaching views of Surrey from the roof terrace offered for sale for the first time since 2001. This impressive property, located on the private and exclusive Coombe House Estate is situated in approximately 1.24 acres, with a self-contained one bedroom lodge and tennis court pavilion with kitchenette and shower room.



Aerial View

#### LOCATION

Warren Rise is one of the premiere roads within the exclusive Coombe House Estate which is approached from the top of Traps Lane or from Coombe Lane West. This wonderfully friendly estate is 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.

New Malden train station (with direct links to London Waterloo) is within walking distance. The 57 bus route runs along nearby Coombe Lane West to Wimbledon from where there are underground links to points throughout the city as well as mainline services.

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,

cycling, 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.

The Coombe House Estate is extremely well run and managed by the residents. Each dwelling enters into a deed of covenant to pay a foot frontage charge which pays for the maintenance of the roads, verges, trees, gardening and any other maintenance that is required.



Drawing Room



Walkway to Library



Media Room



Study



Library

#### THE PROPERTY

From the road, this iconic house reveals itself in stages; at the forefront is the Lodge, with the external spiral staircase leading to the balcony on the first floor. Then through the unassuming gates, one gets a glimpse of what is yet to come and upon entering through the gates and into the forecourt, then one can start to comprehend the complexity of this imposing property, while absorbing the simplicity of its form and design.

The forecourt, nestled between the Lodge and the main house, offers ample off-street parking in addition to the double garage. The main point of entry into the house is a single canopied door that opens onto the terrazzo-tiled entrance hall; this is the central area of the house with the staircase to the upper floors and many doors leading to all rooms on the ground floor.

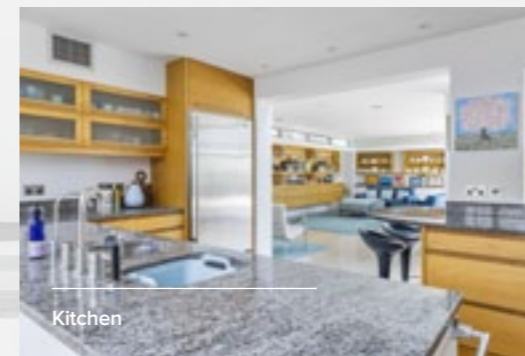
Double doors open onto the bright drawing room, with a glazed façade of sliding windows offering uninterrupted views onto the grounds and tennis court. The room has Australian Walnut flooring and boasts a coal effect fireplace with marble surround. There is a partially-glazed sun room with Copper vents to the heating. It is positioned off the drawing room to catch both the morning and afternoon sun. The whole house floods with natural daylight and with the whitewashed walls, give Miramonte that continued appearance, as built in 1936.

From the drawing room, a pocket door leads to the study, one of the few rooms that retain all the original wood clad walls. The study and drawing room benefit from re-chargeable blinds, and combined air conditioning/central heating found throughout the house. A hidden door off the drawing room leads to a glazed inner hall with a glass roof and under floor heating with two doors. One to the front external covered walk way and another into the jaw-dropping library; this is an immensely attractive space, lined with shelving and a purpose built-in desk. There is a clever use of the box shelving, with some openings being used as windows, in addition to the light flooding in through the circular roof lantern. To the end of the room is a glazed door into the garden. Externally, the curved structure is clad with wood.

The ground floor continues to offer a separate dining room and guest toilet with steps down to a wine cellar with recessed concrete bottle holders. The heart of the ground floor lies in the wonderful space encompassing the kitchen/breakfast/family room. While the three areas are fully interconnected and circulation is uninterrupted, the separation lies in the clever manner in which each space holds its own identity. The Travertine-tiled floor with part underfloor heating and the bespoke built-in cabinetry both connect the three spaces to each other visually.



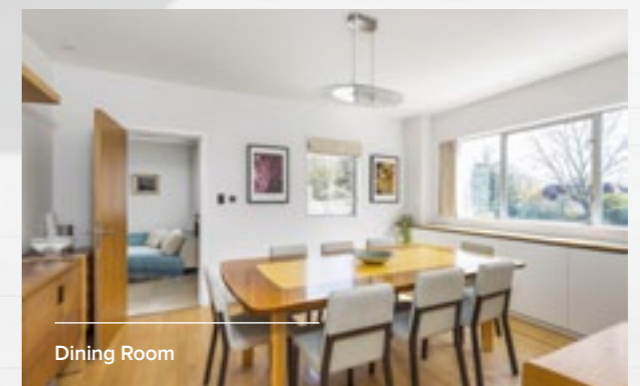
Family Room



Kitchen



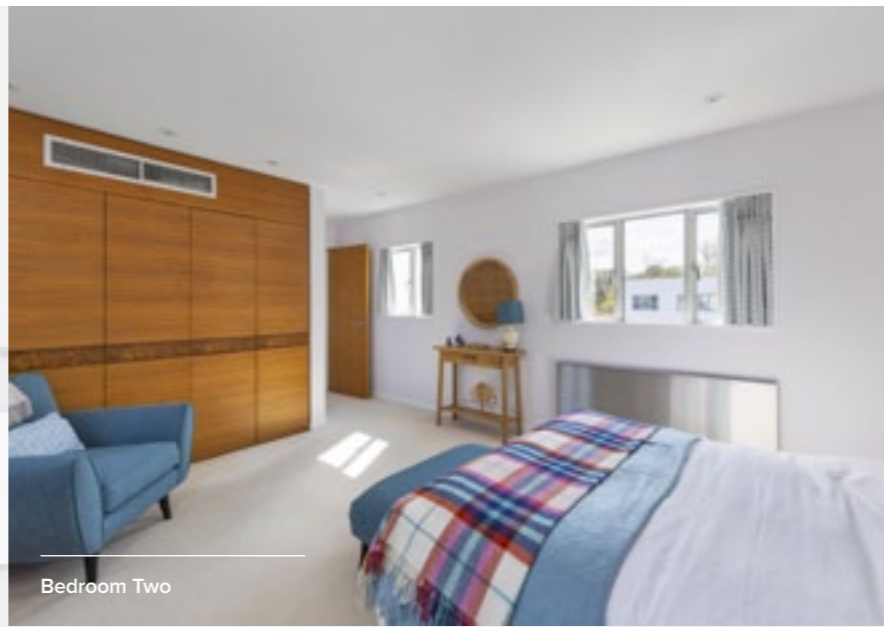
Kitchen/Breakfast Room



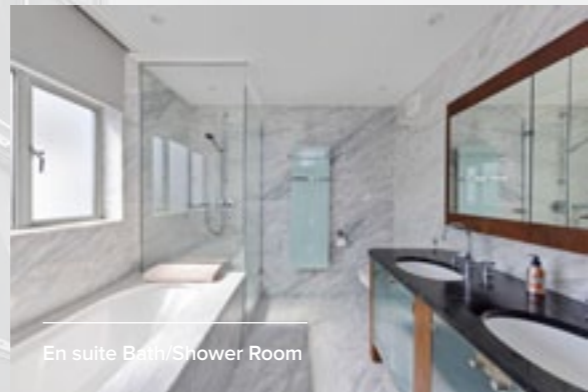
Dining Room



Principal Bedroom



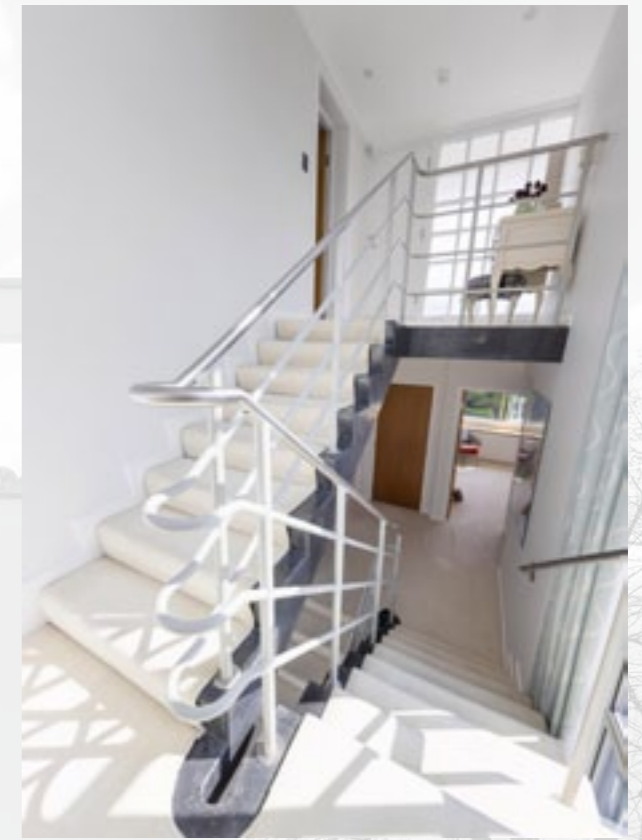
Bedroom Two



En suite Bath/Shower Room



Principal Bedroom Balcony



The kitchen offers a wealth of work surfaces, an AGA oven, sub-zero fridge and other built-in appliances within a wide range of bespoke built-in wall and base units. The utility room has ample storage and space for a variety of integrated appliances such as a tall freezer, base fridge, washing machine and tumble dryer. The breakfast area, a glazed semi-circular bay, enjoys views into the travertine-tiled courtyard with a privacy wall from the rear garden and a door leading to this area. The kitchen/breakfast area flows into the family room; this offers a fully-glazed façade, with sliding doors to the courtyard, two walls of bespoke built-in base cupboards and shelving and underfloor heating.

A pocket door leads into the media room, with Zebrano wood features and black out blinds to offer the home cinema effect. The wood of Microberlina is imported from Central Africa, mainly Gabon, Cameroon and Congo and features narrow streaks of dark brown to black. Another pocket door then opens into the large indoor swimming pool complex. Glazed doors face the rear garden and the pool is surrounded by travertine tiling with underfloor heating. There is a spa pool and separate changing room with toilet facilities and a shower cubicle. A glazed stairwell leads down to the other recreational area, which offers a steam room, sauna, a shower and two plant rooms.

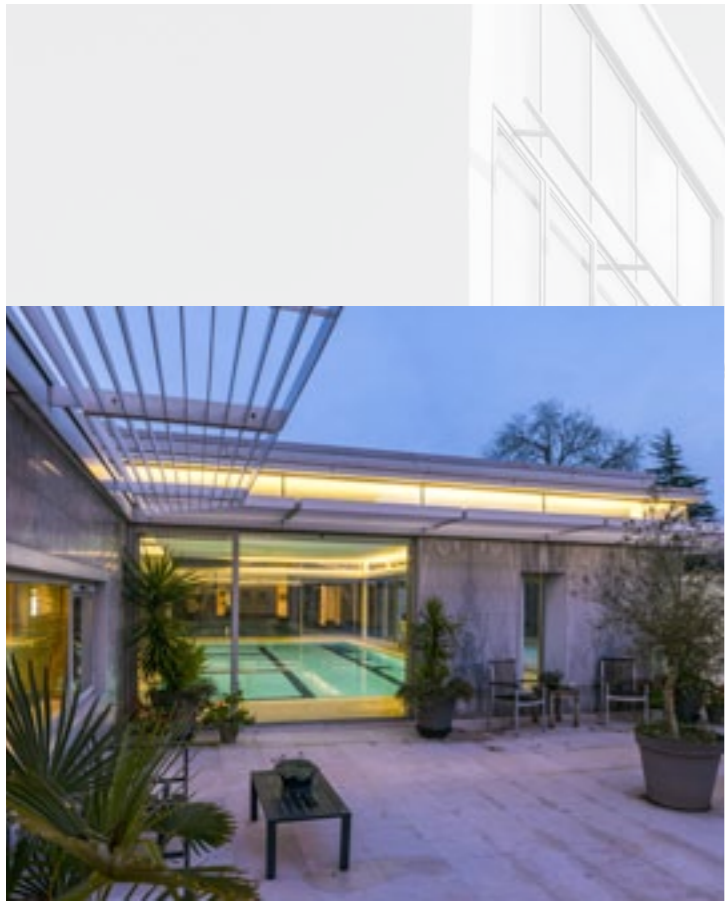
The first floor is home to the main bedroom with Oak cabinetry by Rex Helston, including a concealed door to the TV and dressing table. The bathroom offers two Systemline speakers, a separate bath and shower, twin wash hand basins and glazed cabinets. From the dressing area is a door leading to the balcony, with a glazed wall offering privacy from the road and shelter from the West facing sun rays.

The remainder of the first floor offers three more double bedrooms and two bathrooms. There is also a living area with concealed bi-folding doors that can be pulled closed to create a fifth double bedroom with a door to another balcony. Both balconies are part of the original design of the house.

The stairwell leads to the second floor with another bedroom and en suite shower room, and access to a vast roof terrace, flanked with glazed panels. Here, one enjoys a panoramic view of the grounds and beyond, the all-weather tennis court and perimeter landscaping and terraces at ground floor level.



2nd Floor Roof Terrace



Spa



The Pavilion



#### OUTSIDE

The stunning grounds extend to approximately 1.24 acres. The gated forecourt offers parking for at least seven cars not including the double garage with the self-contained one bedroom apartment above. The gardens have South-Westerly aspect to most parts with an all-weather tennis court with other multiple purposes, self-contained pavilion incorporating a luxuriously appointed shower room, kitchenette, fold down double bed and its own heating, air conditioning and hot water. A great additional area for the family to enjoy outside the main house.

The vast terrace that spans the rear width of this magnificent home with steps down to the lawn also incorporates a secluded sun terrace adjoining the large indoor swimming pool complex with a spa, sauna and steam room with changing and shower facilities.

There is a sunny private courtyard enclosed by the media room, family room, kitchen and breakfast area with its glazed semi-circular bay. Other areas of the grounds include lawn and flower beds on the left hand side and rear of the house with a wooded naturalised area to the right hand side.

Being one of ten houses only within the whole of what was known as the Coombe Estate with grounds in excess of one acre, this is a rare gem.

#### TERMS

TENURE Freehold  
GUIDE PRICE £6,250,000 STC  
LOCAL AUTHORITY Royal Borough of Kingston upon Thames  
COUNCIL TAX BANDING H £4,748.64 PA for Miramonte and £1,498 PA for The Lodge for the year to 31/03/25  
COOMBE HOUSE ESTATE CHARGE £3,017 YE 31/12/25 (with prompt payment discount)  
EPC RATING D (56)

NOTE: No warranty is given concerning this property, its fittings, equipment or appliances as they have not been tested by the Vendor's 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.

# MIRAMONTE

Coombe | Surrey

Approximate Gross Internal Area - 7,758 ft<sup>2</sup> / 721 m<sup>2</sup>

Total including Pavilion & Lodge - 9,555 ft<sup>2</sup> / 888 m<sup>2</sup>

Approximate Plot Size - 1.246 Acres



## GROUND FLOOR

Reception Hall	
Drawing Room	26'9" x 15'7" (8.2 x 4.8 m)
Sun Room	11'6" x 10'10" (3.5 x 3.3 m)
Library	29'6" x 8'6" (9.0 x 2.6 m)
Study	12'8" x 10'5" (3.9 x 3.2 m)
Dining Room	15'5" x 12'2" (4.7 x 3.7 m)
Kitchen/Breakfast Room	34'11" x 20'8" (10.7 x 6.3 m)
Utility Room	12'3" x 11'3" (3.7 x 3.4 m)
Family Room	26'9" x 15'7" (8.2 x 4.7 m)
Media Room	18'6" x 15'7" (5.6 x 4.7 m)
Swimming Pool	53'2" x 31'6" (16.2 x 9.6 m)

## FIRST FLOOR

Principal Bedroom	15'8" x 14'9" (4.8 x 4.5 m)
En suite Bath/Shower Room	
Balcony	
Bedroom Two	15'0" x 12'2" (4.6 x 3.7 m)
Family Bath/Shower Room	
Living/Bedroom Five	19'5" x 11'4" (5.9 x 3.5 m)
Balcony	
Bedroom Three	15'8" x 13'6" (4.8 x 4.1 m)
Bedroom Four	14'6" x 12'2" (4.4 x 3.7 m)
Family Bathroom	

## SECOND FLOOR

Bedroom Six	9'5" x 9'0" (2.9 x 2.8 m)
En suite Shower Room	
Roof Terrace	53'6" x 16'1" (16.3 x 4.9 m)

## SWIMMING POOL & SPA COMPLEX

Pool Room	53'2" x 31'6" (16.2 x 9.6 m)
Steam Room	
Sauna	
Guest WC	
Shower Rooms	

## THE LODGE

Garage	26'7" x 20'0" (8.1 x 6.1 m)
Reception/Kitchen/Dining	25'10" x 14'3" (7.9 x 4.3 m)
Bedroom	12'11" x 9'7" (3.9 x 2.9 m)
Bathroom	
Balcony	

## THE PAVILION

Pavilion Room	27'7" x 20'8" (8.4 x 6.3 m)
Kitchenette	
Shower Room	



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