

Neville Cottage

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Warren Rise, New Malden, Surrey, KT3 4SJ

GUIDE PRICE £1,300,000



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Warren Rise, New Malden, Surrey

Neville Cottage is a deceptively large period five bedroom property of great character in the heart of the prestigious Coombe House Conservation Area and was once part of the stable block groom's quarters and brewery of the long demolished Coombe House. The property beaming with charm and character is approached off a quiet private lane with a distinctly rural feel. The property is approached through a brick archway into a well-stocked walled garden with a cottage/farmhouse feel and also benefits from off street parking for two cars. The accommodation of approximately 2,255ft² is currently arranged with a self-contained two bedroom accommodation making it ideal as either a granny annexe or live-in staff accommodation or could be let out as a self-contained duplex. Alternatively this can easily be re-adjusted back into one individual spacious dwelling.



THE PROPERTY

The accommodation is approached through the courtyard garden to...

Entrance Lobby: 2.70 x 2.55 m (17'10" x 9'2") The glazed front door opens into a quarry tiled lobby in turn leading to a solid wood door into utility area which leads to a solid entrance door opening into self-contained annexe. Leading from the lobby a glazed inner door opens into...

Dining/Reception Hall: 4.65 x 4.55 m (15'3" x 15') An L-shaped room with wooden flooring, front and rear aspect, single radiator panel, steps down to conservatory and kitchen/breakfast room.

Conservatory: 4.75 x 3.30 m (15'7" x 10'10") Solid terracotta tiled floor, two double radiator panels, fan, French doors to back steps to lawned area.

Bedroom/Family Room: 5.45 x 2.80 m (17'10" x 9'2") Skillfully converted from what was the garage to form a superb bedroom of could be used as a family room. Double aspect views with windows and French doors leading out onto the walled front garden. Single radiator panel, vaulted ceiling, low voltage lights. Door to...

En suite Shower Room: White suite comprising of fully tiled enclosed shower cubicle, wash hand basin with mixer taps, low level WC, fully tiled floor and splash back, extractor fan, low voltage lights.

Drawing Room: 4.60 x 3.55 m (15'2" x 11'8") Views to the front, double radiator panel, period fireplace with wooden mantelpiece and marble hearth, easy rising staircase to first floor.

Kitchen/Breakfast Room: 3.90 x 2.60 m (12'10" x 8'6") Amtico terracotta effect tiled floor, range of Shaker style wall and base units with a Rangemaster Professional stainless steel oven with a 5-ring gas hob and three oven/grill compartments, twin bowl stainless steel sink and double drainer, single and double radiator panels, beamed ceiling, space and plumbing for dishwasher and washing machine, larder cupboard, views to the rear garden.

Easy rising stairs to...



First Floor

Landing: Access to the insulated roof space providing additional storage and housing the cold water tank.

Bedroom One: 4.45 x 2.95 m (14'7" x 9'8") Views to the front from two windows, two single radiator panels, one wall of fitted cupboards, further built-in cupboard.

Bedroom Two: 3.50 x 2.65 m (11'6" x 8'8") Built-in cupboard, double aspect, radiator panel, hatch to loft, telephone point.

Family Bathroom: Panelled bath with chrome mixer taps and hand shower attachment, wall mounted wash hand basin, low level WC with concealed cistern, linoleum floor, fully tiled wall surround, mirror to wall, light, extractor fan, door to eaves.

Self-Contained Annexe

Kitchen/Sitting Room: 5.50 x 3.55 m (18' x 11'8") Range of wall and base units with stainless steel sink and mixer tap, space and plumbing for washing machine and fridge, electric cooker. Radiator panel, door leading to rear garden. Easy rising staircase leads to...

First Floor

Landing: Single radiator, garden views, built-in cupboard.

Bedrooms Three: 5.20 x 2.40 m (17' x 7'10") Dormer window overlooking the rear garden, wall of two fitted cupboards, radiator panel.

Bedroom Four: 4.45 x 2.95 m (14'7" x 9'8") Dormer windows overlooking the rear garden, fitted cupboard, radiator panel.

Bathroom Two: Suite comprising of panelled bath with brass mixer taps and hand shower attachment, low level WC, radiator panel, period style wash hand basin with vanity unit, loft storage.

Outside: The front part of the original garage has been retained as a storage area which is accessed via double doors to the front of the property where the cobbled drive also provides off street parking for two vehicles.

Front Garden: A wooden garden gate within the brick arch leads to a brick paved path within a pretty walled garden with floral beds and is also mainly laid to lawn with surrounding shrubbery and climbers.

Rear Garden: Another attractive walled garden, mainly laid to lawn with brick built patio area, mature borders plants with creepers.

TERMS

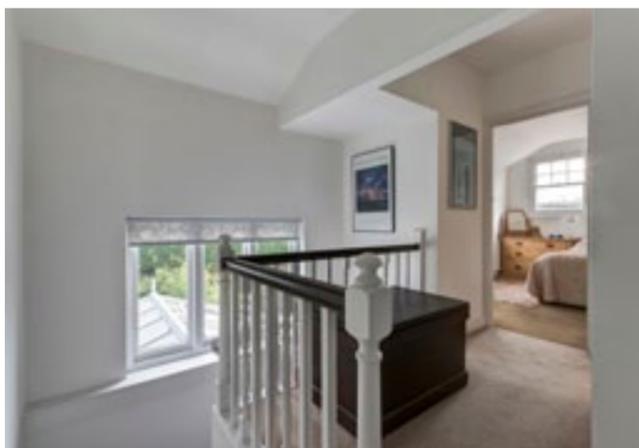
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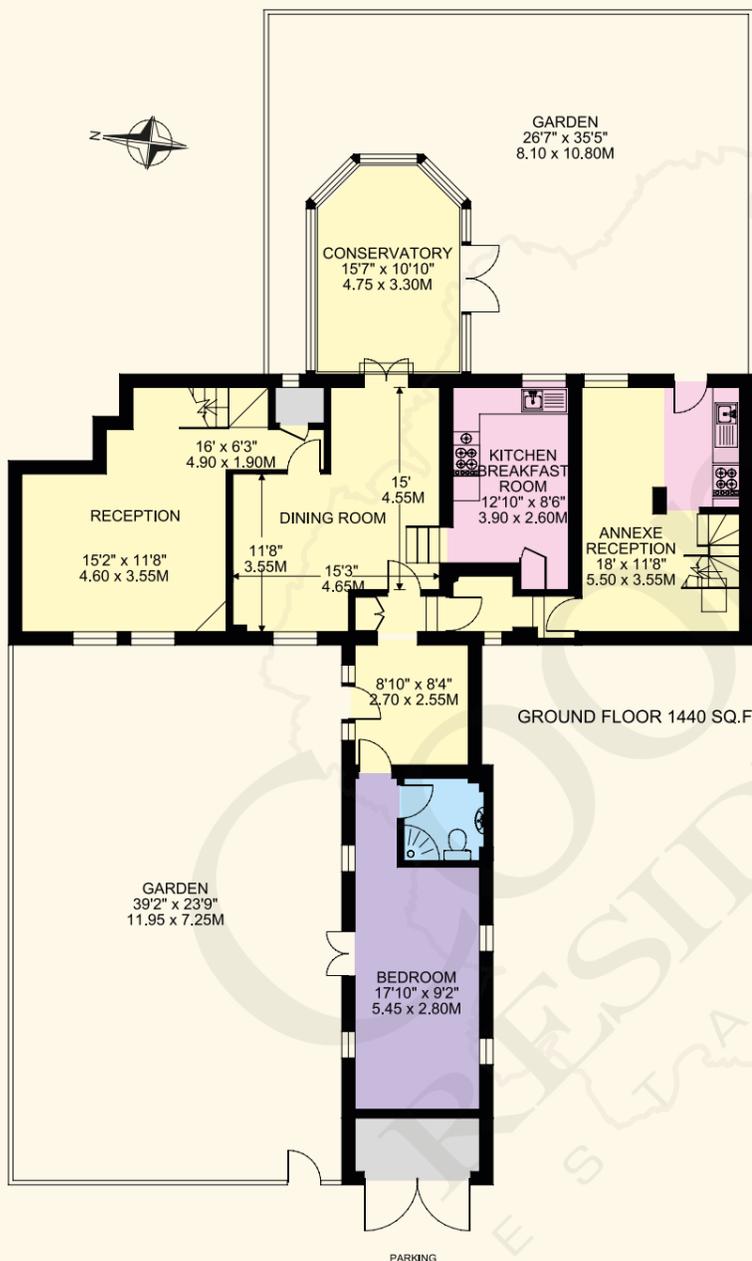
ESTATE FRONTAGE CHARGE £159.50 (2013)

COUNCIL TAX BANDING G

LOCAL AUTHORITY The Royal Borough of Kingston upon Thames

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.





**WARREN RISE
 KINGSTON - UPON - THAMES**

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 2255 SQ.FT / 209.5 SQ.M.



FIRST FLOOR 815 SQ.FT.

Energy Performance Certificate



Neville Cottage,
Warren Rise,
NEW MALDEN,
KT3 4SJ

Dwelling type: Semi-detached house
Date of assessment: 13 November 2009
Date of certificate: 13 November 2009
Reference number: 8741-6729-6529-5987-7096
Type of assessment: RdSAP, existing dwelling
Total floor area: 232 m²

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>	
	51	53	
		44	40
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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 this 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	303 kWh/m ² per year	297 kWh/m ² per year
Carbon dioxide emissions	12 tonnes per year	12 tonnes per year
Lighting	£196 per year	£116 per year
Heating	£1,671 per year	£1,686 per year
Hot water	£153 per year	£153 per year

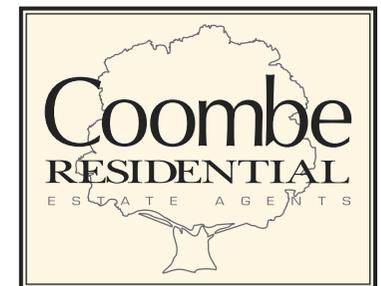
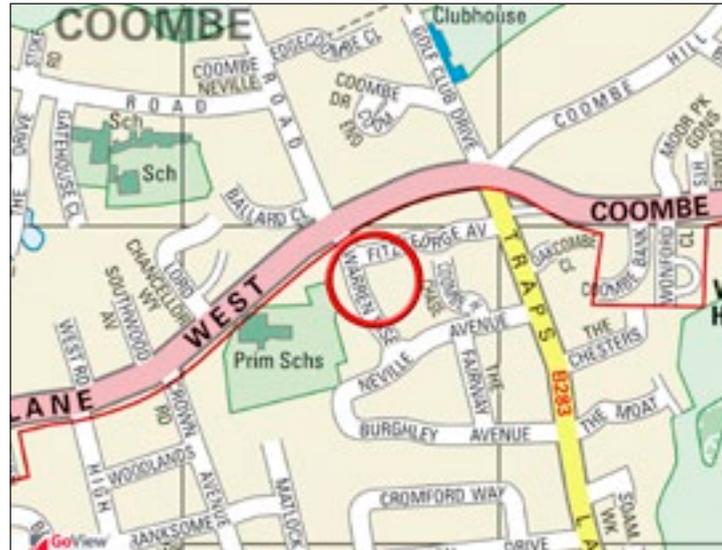
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) 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 running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving 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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