

# Oak End

Coombe | Surrey

GUIDE PRICE £2,950,000 STC



## Oak End

Golf Club Drive | Coombe | Kingston upon Thames | Surrey | KT2

A charming property within mature landscape grounds of approximately 0.23 of an acre. The property was built early 1960s and offers approximately 3,078 ft<sup>2</sup> (285.9 m<sup>2</sup>) of internal accommodation including the garage, and is very well planned, bright and cheerful. This lovely family home benefits from being located on a quiet cul de sac as well as having a stunning west facing rear garden. Furthermore, the varied elevations make this house an interesting home for a family, and is neutrally decorated throughout. This property would be ideal for any young families attracted by the proximity to the excellent local schools and the open green spaces of Coombe.

### Location

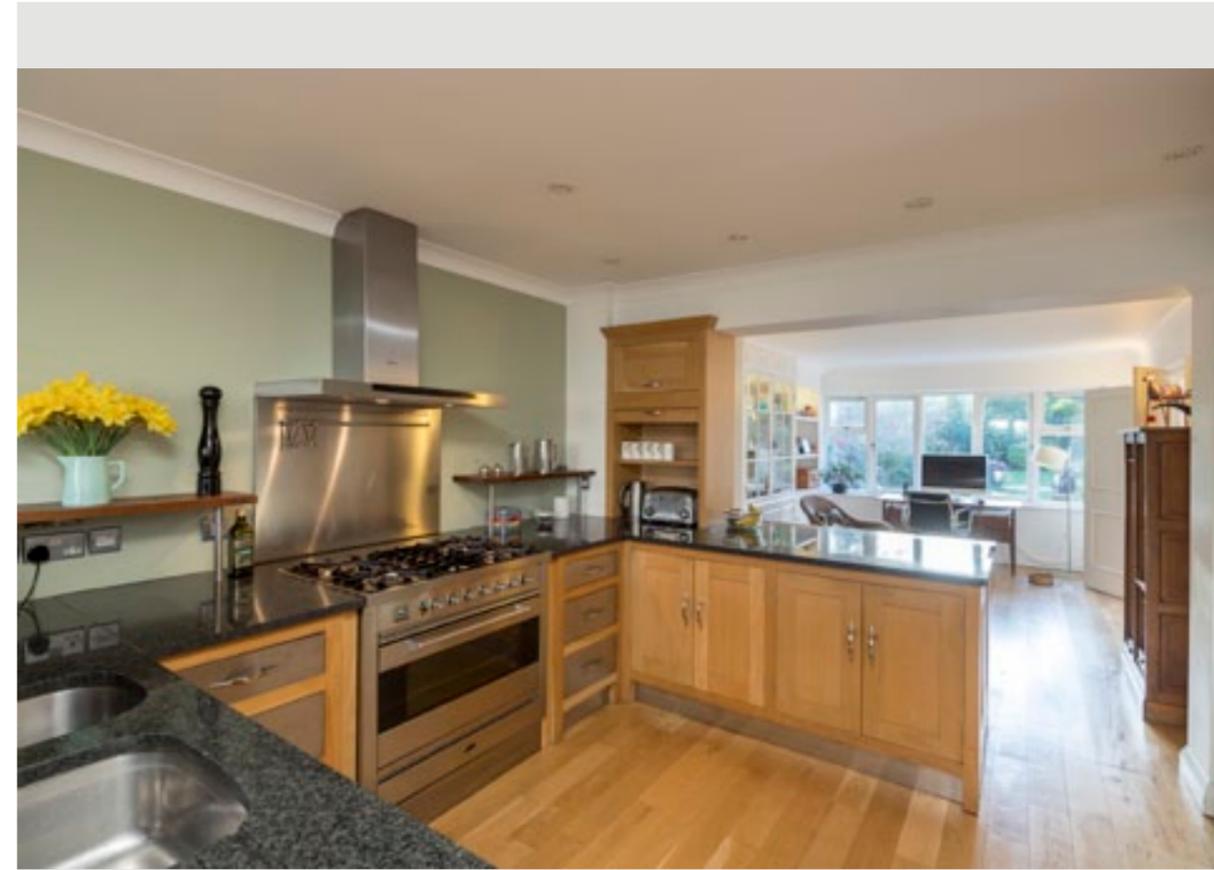
Oak End is not only a stone's throw from a renowned Coombe Hill 18 hole golf course, but is also walking distance to three very good schools within the Coombe Hill Estate, in addition to other numerous schools for all ages, private, state and international schools. The immediate area also offers a wide range of recreational facilities including boating on the River Thames, polo at Ham, Golf at Coombe Wood and The Royal Wimbledon golf courses. The Roehampton and David Lloyd tennis and sports clubs are nearby as is the All England Lawn tennis club. There is racing at Sandown, Kempton, Ascot and Windsor. Ladderstile Gate which is within walking distance gives easy pedestrian access to The Royal Richmond Park an area of outstanding beauty, providing a picturesque setting in which to picnic, go horse riding, jogging or just take a leisurely walk. Theatres at Richmond and Wimbledon are also popular alternatives to the West End together with an excellent choice of restaurants.

### Accommodation Comprises

Entrance Hall | L-shaped Drawing/Dining Room | Family Room | Kitchen/Breakfast Room/Study Area | Utility Room | Guest Cloakroom | Master Bedroom Suite, with Dressing Room and Bathroom | Four Further Bedrooms, One with En Suite Shower Room | Family Bathroom | Separate W.C.

### Amenities Include

Gas Fired Central Heating and Hot Water | Integral Garage | Double Glazed Windows | Heated Outdoor Swimming Pool | Landscaped Rear Garden | Forecourt Parking



### The Property

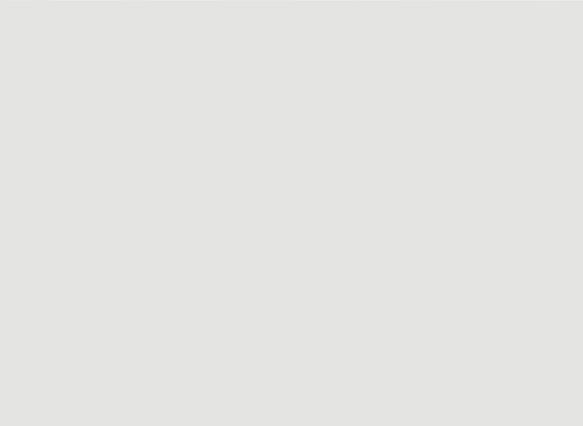
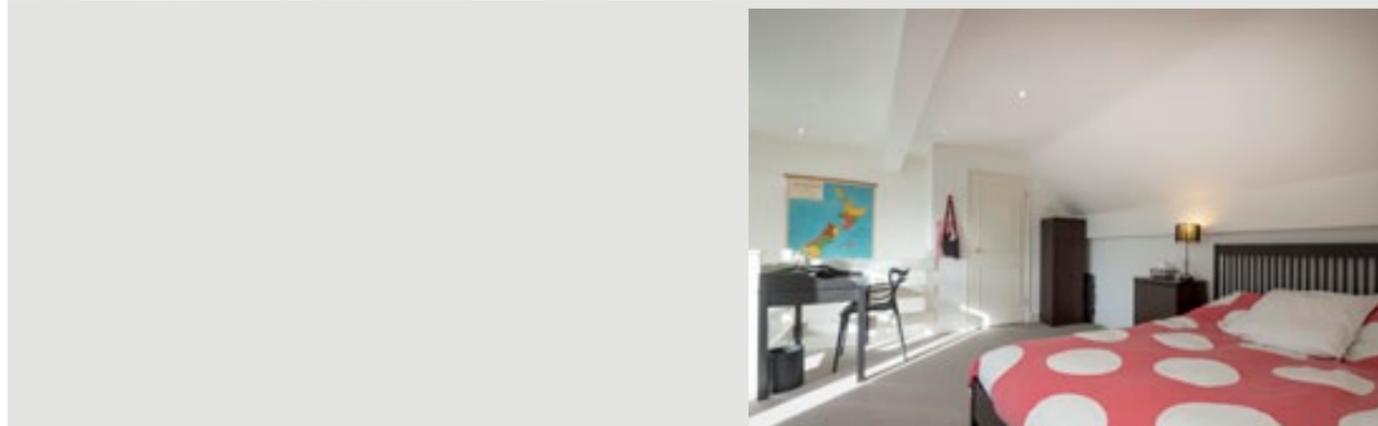
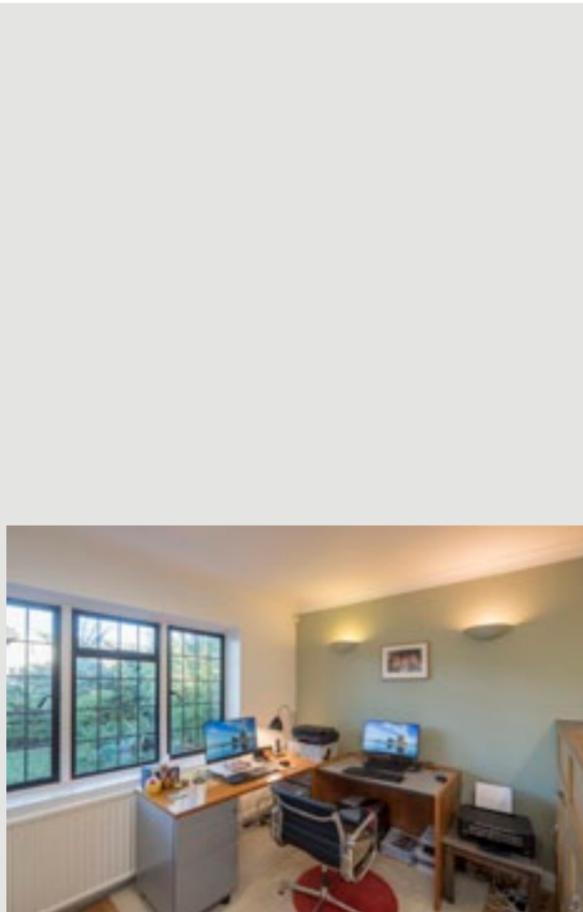
Approached across the forecourt to the covered solid front door. This leads to the welcoming entrance hall. This is spacious and benefits from American wood strip flooring which travels into the reception areas and allows visual continuity.

Upon entering the L-shaped reception room, the first thing you notice is the floating ceiling with clearstory windows over the dining area; those have been added by the previous owners and is a stunning nod to the architecture of Frank Lloyd Wright. The room also benefits from impressive full height French doors opening onto the patio and garden, thus creating a wonderful light and open space that transforms this room into the heart of the house. The drawing area also benefits from rear views over the garden through a wall to wall window.

The kitchen/breakfast area, located at one end of the house and being double aspect, benefits from both the morning and afternoon sun. It also offers a large breakfast area, with bespoke built in wall units with base cupboards and glazed and open shelving.

The American Oak kitchen range, by Greenwich Woodworks, consists of base and full height cupboards with a double stainless steel sink inset into a granite worktop. The range of appliances includes a 5-ring Britannia stove and stainless steel splash back and Miele extractor canopy above, a Smeg dishwasher, Liebherr fridge/freezer and Neff oven. There is also a peninsular breakfast bar with space for 3 stools.

The rear aspect family room, with a pitched glazed roof providing extra light, is conveniently located with access to rear garden as well as the garage. There is also a utility room and a guest cloakroom on the ground floor.



The first floor offers the rear aspect master bedroom suite, with its walk through dressing area, well equipped with built-in shelving, hanging space and drawers and an en suite bathroom benefitting from a modern suite. There are three other bedrooms on this floor, as well as a separate W.C. and family bathroom, with a modern suite of 'His & Hers' wash hand basins, bath and fully tiled shower cubicle.

The second floor offers a spacious bedroom two, with full views over the rear garden, a deep walk in closet and an en suite shower room.

The rear landscaped garden is delightful. The York Stone paved terrace spans across the full width of the property, and leads onto two circular brick bordered lawns to the rear lawned area. There is a heated swimming pool with a secure cover, and side access to the front of the property via a gate. The garden is well stocked with mature shrubs, various bushes around and to the perimeter of the garden and a delightful Oak tree to the side. The front garden is mainly laid to lawn with forecourt parking and mature shrubs and bushes to the borders.

**Terms** Freehold  
**Tenure** Freehold  
**Guide Price** £2,950,000 STC  
**Local Authority** Royal Borough of Kingston upon Thames  
**Council Tax Banding** H

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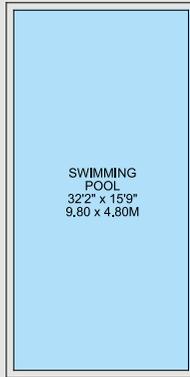


**OAK END, GOLF CLUB DRIVE  
COOMBE KT2**

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 [Outline] = 3078 SQ.FT / 285.9 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 [Shaded] = 205 SQ.FT. / 19 SQ.M.  
**TOTAL AREAS SHOWN ON PLAN**  
 3283 SQ.FT. / 304.9 SQ.M.



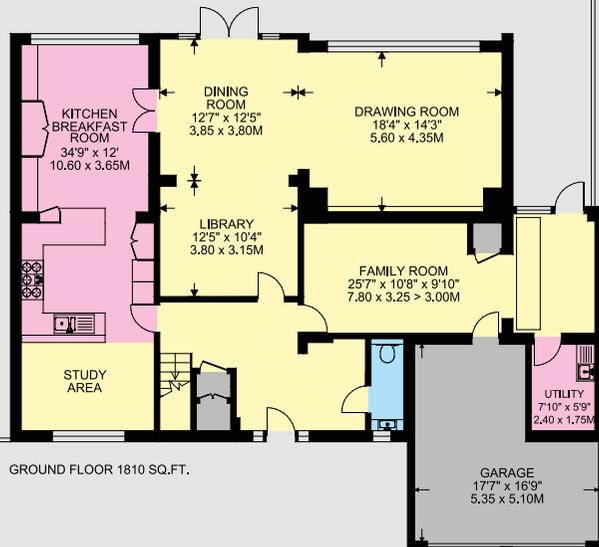
GARDEN  
 90'7" x 58'  
 27.60 x 17.70M



SWIMMING  
 POOL  
 32'2" x 15'9"  
 9,80 x 4,80M

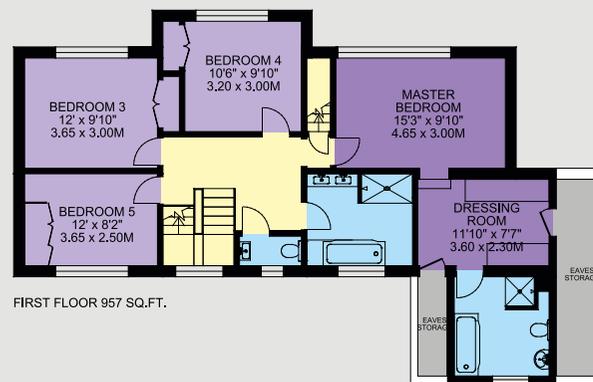


SECOND FLOOR 310 SQ.FT.

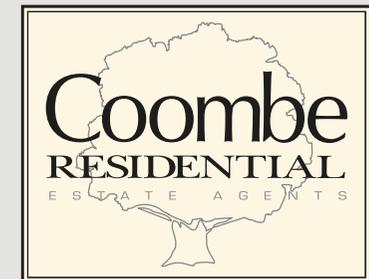
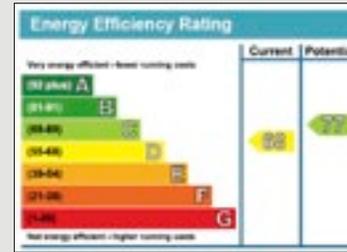


GROUND FLOOR 1810 SQ.FT.

FRONT GARDEN  
 AND DRIVEWAY  
 38'5" x 58'  
 11.70 x 17.70M



FIRST FLOOR 957 SQ.FT.



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