



Coombe End

Coombe | Surrey

GUIDE PRICE **£3,395,000** STC

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Coombe End

Coombe | Kingston upon Thames | Surrey | KT2

Coombe Residential are privileged to offer this well thought out and designed family residence offering approximately 5,500 ft² (508 m²) of accommodation at a sought after residential address within the private Coombe Estate. The property offers well planned living space arranged over four floors and could suit a wide range of prospective buyers, including a requirement for a home office or a separate space where the younger generation can enjoy their own activities.



Location

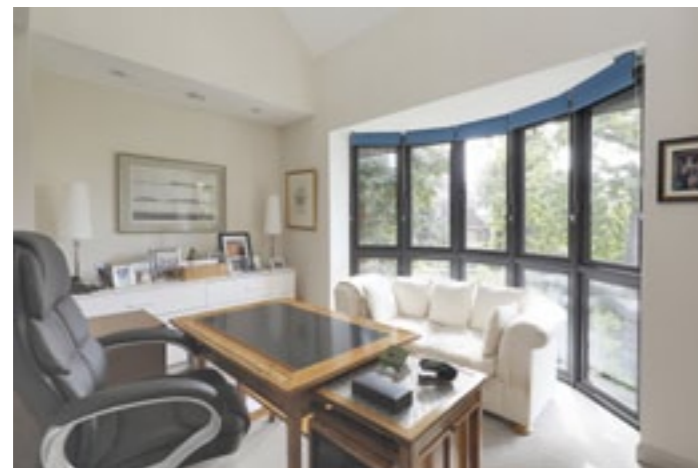
Coombe End is a quiet enclave off Golf Club Drive and with no through traffic offers peace and tranquillity and a safe haven for children to play and enjoy the central lawn area. Coombe End has its own residents' association that manages the roads and verges and even organises social events such as a summer party and Guy Fawkes Night for all to enjoy.

A prestigious house ideally placed in respect of transport and education facilities. Knightsbridge by car is approximately 8 miles away and the much improved A3 within just a few minutes from Warren Road at the bottom of Kingston Hill or to the end of Coombe Lane West. From here, it is a straight forward journey to link up with the M25 motorway, which gives speedy access to both Gatwick and Heathrow Airports.

Trains stations at Norbiton and New Malden have regular services to London Waterloo where there is a direct Underground link to the City. The nearest tube station to Warren Cutting is at Wimbledon. Coombe End is a short walk from Richmond Park, the largest of the capitals eight Royal Parks. At 2,368 acres of natural beauty it is home to the beautiful Isabella Plantation, Pembroke Lodge and herds of Red and Fallow deer, providing a picturesque setting in which to picnic, go horse riding, jogging or just take a leisurely walk. The area also offers a wide range of recreational activities including boating on the River Thames, 8 prestigious golf courses between Coombe, Wimbledon and Richmond, tennis, squash and fitness at the Roehampton Club and David Lloyd Leisure Centre (as well as the All England Club in Wimbledon), horse racing at Sandown, Ascot and Kempton Park, quality theatres in Richmond and Wimbledon and numerous superb restaurants, boutiques and shops in every direction.

There are numerous excellent local schools for all ages, private, state, and a variety of international educational establishments many within walking distance, such as Marymount International School for girls, Rokeby School for Boys, Holy Cross prep for Girls and Coombe Hill infants and juniors along Coombe Lane West. Coombe Hill Infants & Juniors is within the catchment area as is Coombe Girls School. A wealth of other schools in Wimbledon and Kingston Town centres are all within easy reach as are others in Surrey and beyond serviced by School buses with pick up points around the area such as ACS, LEH, Hampton Boys, Reeds, Felton Fleet and so many more.

Kingston Town Centre is a short car drive away, offers a daily market together with an excellent retail shopping centre providing an outstanding range of goods and services away from the London crowds. Theatres at Kingston, Richmond and Wimbledon are also popular alternatives to the West End and both towns offer excellent choices of fine pubs, restaurants and bistros.





The Property

On entering Coombe End from Golf Club Drive, turn right when you approach the open space and the property is found immediately on the right. There is off-street parking to the front garden with a separate foot path leading to the front porch. In addition there are separate stairwells leading to the home office and games room both of which are based in the lower level of the house.

The special features of the property are too many to detail in this brochure, however, our client has prepared a house book which describes all the specifications.

The entire house benefits from under floor heating with fully insulated walls and roof. All the windows and doors which are manufactured in the UK are timber framed and double glazed and the bulk of the windows are fitted with toughened safety glass. The front door has been specially made with utile panelling. This has been arranged to permit either normal height winter use or full height use in the summer for functions or for delivery of tall items. All internal doors are solid core walnut doors and solid core flush panel painted fire doors throughout.

The kitchen and scullery are by Richard Baker and comprise walnut units, special short grain finished columns and drawers fitted with leather inserts. These include cutlery and spice drawers, a tray cupboard, integrated rubbish bins and a number of drawers and cupboards for pots, vases and daily consumables.

The range of appliances comprises a Siemens (IQ500 series) pyrolytic self-cleaning oven, second full size conventional oven, steam oven, microwave oven and two warmer drawers. In addition, there is a stainless steel drawer day fridge incorporated into the units under the island. The hob is a 90 cm induction hob with a matching extract canopy over. The work surface is Quartz and incorporates a prep bowl. The scullery has an abundance of wall and base units and work surfaces and a further sink with space for two dishwashers. Included are Siemens (IQ500 series) fridge and freezer. Splash backs are toughened glass. From the Scullery area a glazed door leads to the side passage suitable for deliveries.

The utility room which is found in the lower level of the house provides space and plumbing for a washing machine, condensing tumble dryer and an undercounter fridge. Integrated within the house is a laundry chute which is accessed from the first floor and ground floor through to the utility room.

The property is fitted with a Whole House Heat Recovery Ventilation System. This supplies air to all habitable rooms and exhausts air from the bathrooms and utility rooms. The warmth in the exhausted air is used to warm the incoming fresh air, thus reducing energy demand on the heating system.

The property is fed by a 3-phase supply 100A per phase. The down-lights throughout are by Robus, floor lights by Aurora (fitted with LED lamps) and other light fittings from various sources. LED strips are utilised in the bridge and the basement hall and emergency lights are fitted in the workshop and plant room to come on automatically in the event of a power failure.

Pinewood is also fitted with a Home Automation system on the KNX protocol which allows equipment from a variety of suppliers to be deployed. Designed to switch off internal and external lights or lock or unlock individual thermostats in each room, the house has also been wired with an ethernet cable to all the windows whereby one can have electrically operated curtains and blinds that could be controlled from the Home Automation system.

The house is fully wired to Cat 6 with all cables feeding back to the plant room in the lower level. Labelled Cables are terminated in a patch panel and 48-port switch in the data cabinet in the Plant Room. Many cables designed to enable the installation of future equipment have been installed and are presently un-terminated in the Plant Room. The data rack allows a rack mounted computer to be installed as a home server. The house is presently served by 3 incoming telephone lines.

All TV and Radio points are connected and the property is fitted with a terrestrial aerial and a satellite dish. An additional co-ax cable has been provided at each outlet to permit the installation of a remote control system for Sky or Freeview/Freesat boxes. Speaker cables are provided to locations in the sitting room, kitchen/dining room, games room and study. The games room has been wired to facilitate a home cinema system. An integrated intruder/fire alarm has been installed by Chubb.

The property benefits from a rainwater harvesting system with a 6,500 litre tank located under the decked rear terrace. This supplies all the garden taps and irrigation system, WC cisterns, dishwashers in the scullery, washing machine in the utility room.

The Ground Source Heating system extracts heat from the ground using a machine very much like a fridge motor but in reverse. This electrically operated system is located in the plant room. It was manufactured by Kensa and delivers 4 kW of heat to the under floor heating system for every 1 kW of electricity it consumes. The solar panels to the front of the house primarily generate the hot water for daily consumption.

The bulk of the sanitary fittings are by Laufen, Geberit, Bette and Dansani. The areas which are not carpeted are finished in either Portuguese limestone, porcelain tiles or engineered walnut strip floors.

Terms

Tenure Freehold

Guide price £3,395,000 STC (to include quality fitted carpets and kitchen appliances)

Coombe End Residents Association £500 per annum

Local Authority Royal Borough of Kingston upon Thames

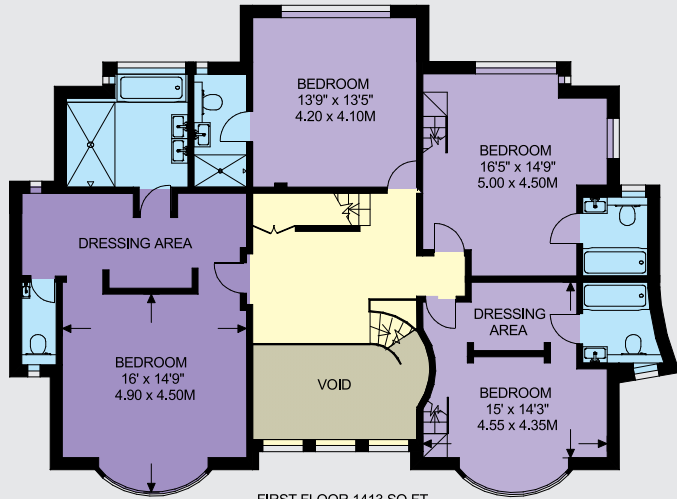
Council Tax Banding H £3,888.78 per annum

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

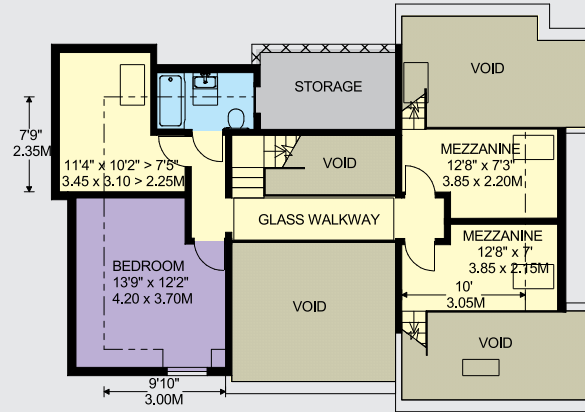


Coombe End, KT2

Approximate Internal Floor (Living) Area: 5,424 ft² / 503.9 m²

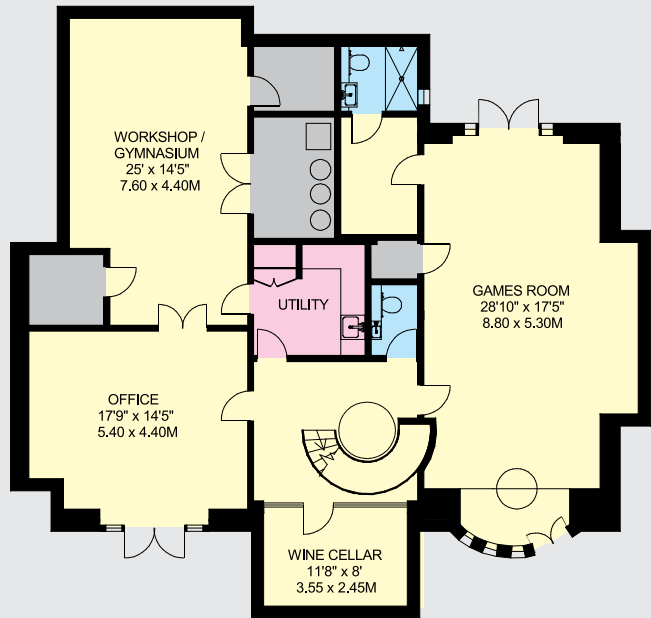


FIRST FLOOR 1413 SQ.FT.

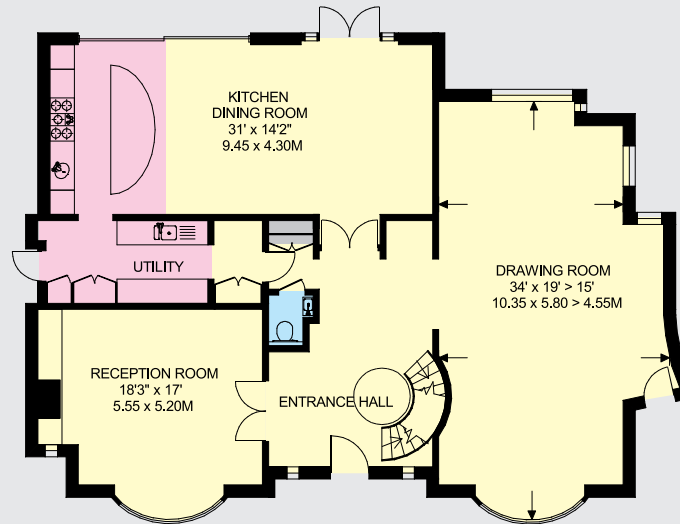


SECOND FLOOR 598 SQ.FT.

GARDEN
65'9" x 54'6"
20.05 x 16.60M

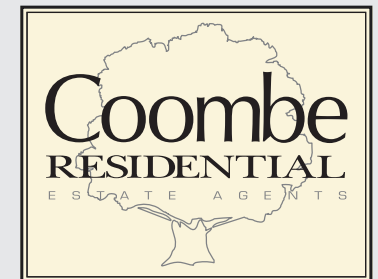
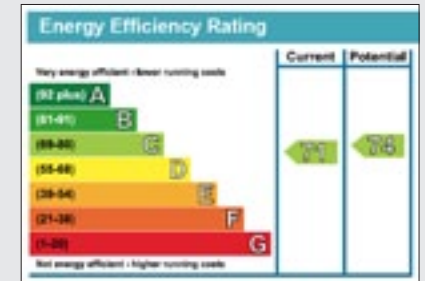


LOWER GROUND FLOOR 1755 SQ.FT.



FRONT GARDEN / PARKING
24'5" / 7.45M

GROUND FLOOR 1658 SQ.FT.



020 8947 9393

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259 Coombe Lane Wimbledon London SW20 0RH

