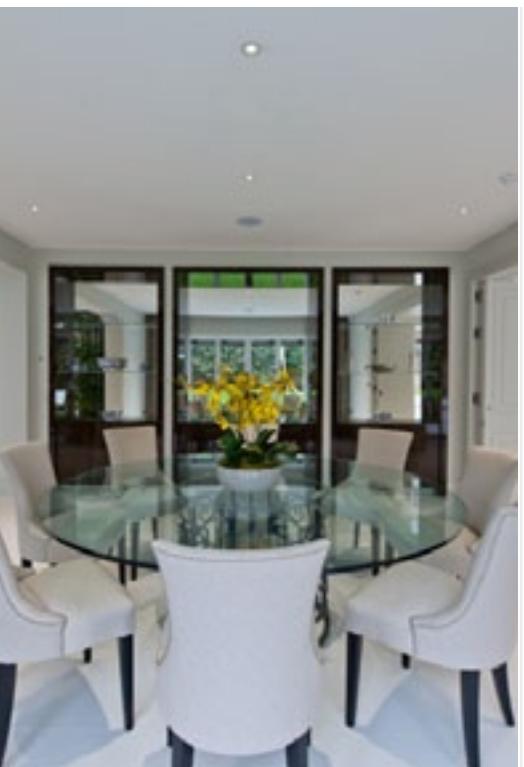
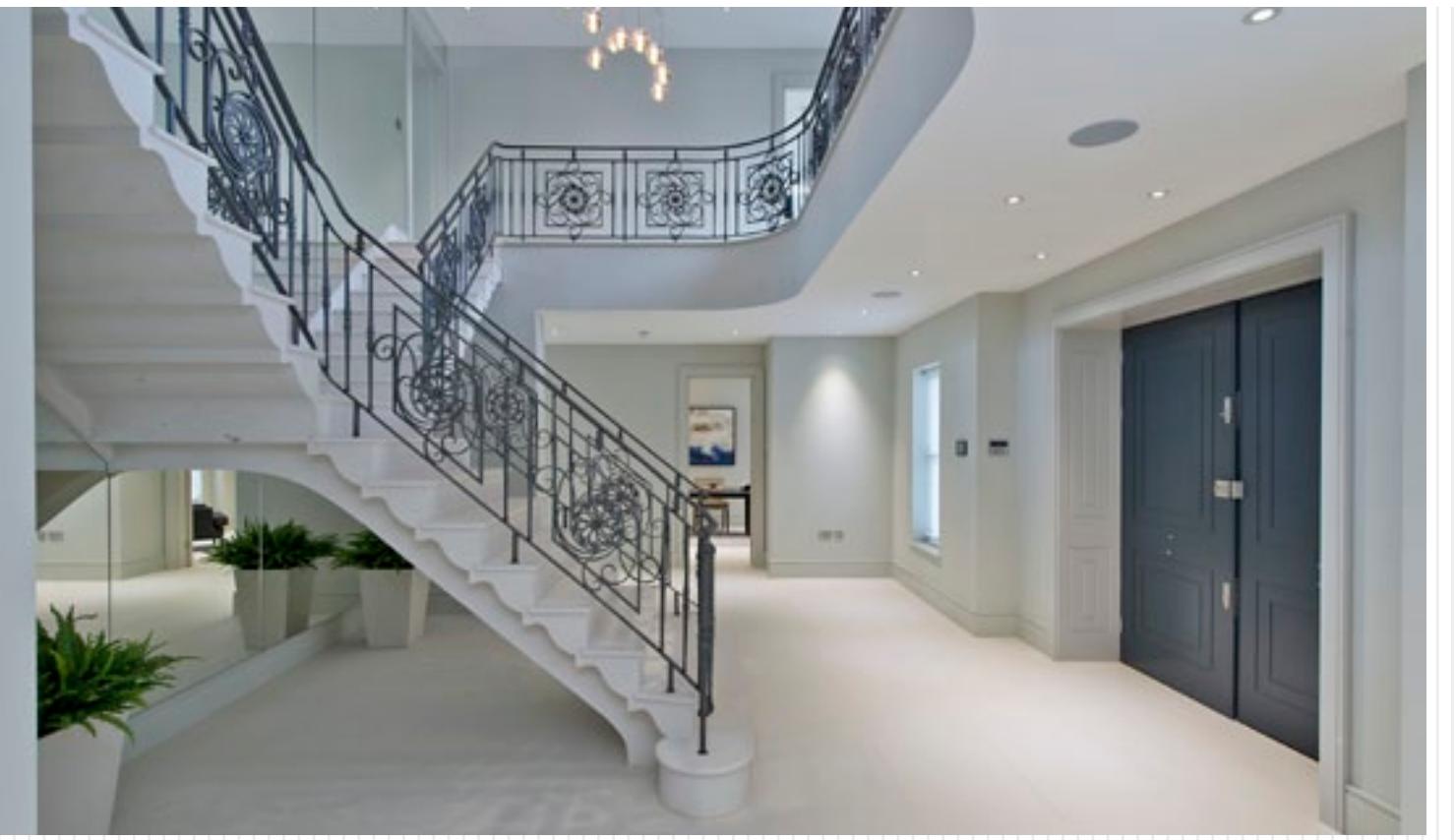


The Post House

Warren Cutting, Kingston upon Thames, Surrey, KT2 7HS





Location

The Coombe Estate is located equidistant between Kingston and Wimbledon town centres. Both have excellent shopping facilities, and specialised boutiques with a wide range of restaurants meeting the palates from across the world. The A3 offers fast access to central London and both Gatwick and Heathrow airports via the M25. The 57 bus route runs along nearby Coombe Lane West to Raynes Park from which there are frequent services to Vauxhall and London Waterloo with its underground links throughout the city.

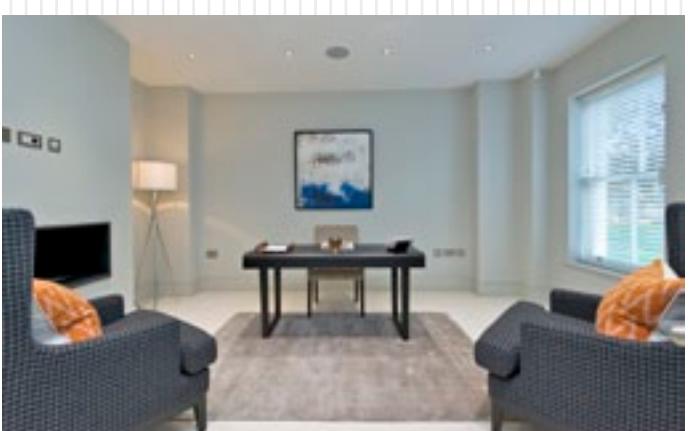
The Coombe Estate is only 8 miles from the West End and the immediate area offers a wide range of recreational facilities including five golf courses, with the prestigious Coombe Hill Club within a short walk, tennis and squash clubs and many leisure centres. The 2,360 acres of the famous Richmond Park, an area of outstanding natural beauty, is easily accessed from the nearby Kingston and Ladderstile gates and provides a picturesque setting in which to picnic, go horse riding, jogging or just take a leisurely walk. Theatres at Wimbledon, Kingston and Richmond are also popular alternatives to the West End. The property itself is located along Warren Cutting; a quiet leafy lane home to many sought after residences and is approached from Warren Road. A wide variety of highly acclaimed schools are only a short walk away on George Road. The prestigious Coombe Hill Golf Club is within a minute's stroll via the direct pedestrian access from Warren Cutting.

Accommodation Comprises

Entrance Hall | Drawing Room | Dining Room | Family Room | Study | Kitchen/Breakfast Room | Guest Cloakroom | Store Room/Wine Cellar | Master Bedroom with His & Hers Dressing Rooms & En suite Bathroom | Two Bedrooms with Jack & Jill Bathroom | Three further Bedrooms with En suite Shower Rooms | Media Room | Gym | Working Kitchen | Plant Room | Staff Quarters with Two Separate Rooms & En suite Shower Room | Staff Sitting Room with Kitchenette & WC | Separate WC | Store Room | Utility Room

Amenities Include

Gas Fired Hot Water & Heating | Double Glazing Throughout | All French Doors are manually or remotely controlled Bi-folding with Integrated Blinds | All Rooms benefit from either Air Conditioning or Heat Recovery System | Underfloor Heating to Whole House | Creston One House Management System | Rain Water Harvesting & Automatic Irrigation System | CCTV/Alarm System | Mood Lighting, TV & SAT Cable Points to All Rooms | Self Contained Staff Annex | Lift Access to All Floors | Triple Garage with Integral Gardeners' WC | Two Gated Entrances to Property | 10 Year New Homes Warranty | Heated Towel Rail Walls to Bathrooms | All Douches are Thermostatically Controlled



The Property

A sweeping driveway with space for several cars is approached from Warren Cutting through solid gates, and leads to a covered portico to two solid wood doors to...

Entrance Hall Tiled floor, windows to front, low voltage lights, ceiling speakers, fully mirror cladded wall behind floating natural stone staircase, door to lift to all floors.

Double Drawing Room Triple aspect room with bi-folding French Doors to rear garden, tiled floor, low voltage lights, ceiling speakers, granite base contemporary bio-ethanol fireplace.

Dining Room Rear aspect with bi-folding French doors onto rear garden, tiled floor, low voltage lights, ceiling speakers, bespoke range of built-in gloss base units with glass shelving above and mirrored back, pair of foldable doors to...

Kitchen/Breakfast Room Range of slate wall and base units with mirrored splash back, stainless steel sink with mixer taps and waste disposal unit inset into a Silestone worktop, island unit with Silestone extendable/retractable worktop providing breakfast bar with space for 6 stools, with lacquered drawers and cupboards below. Range of integrated appliances includes Liebherr Bio Fresh fridge, Liebherr No Frost freezer, Miele dishwasher, Miele 3-ring induction hob with retractable extractor hood above with lights, Miele coffee machine, Miele steam oven, Miele convection double ovens. Rear aspect with bi folding French doors onto rear garden, tiled floor, low voltage lights, ceiling speakers, Hydro tap, and dumb waiter to lower working kitchen. From Kitchen, door back into Entrance Hall.

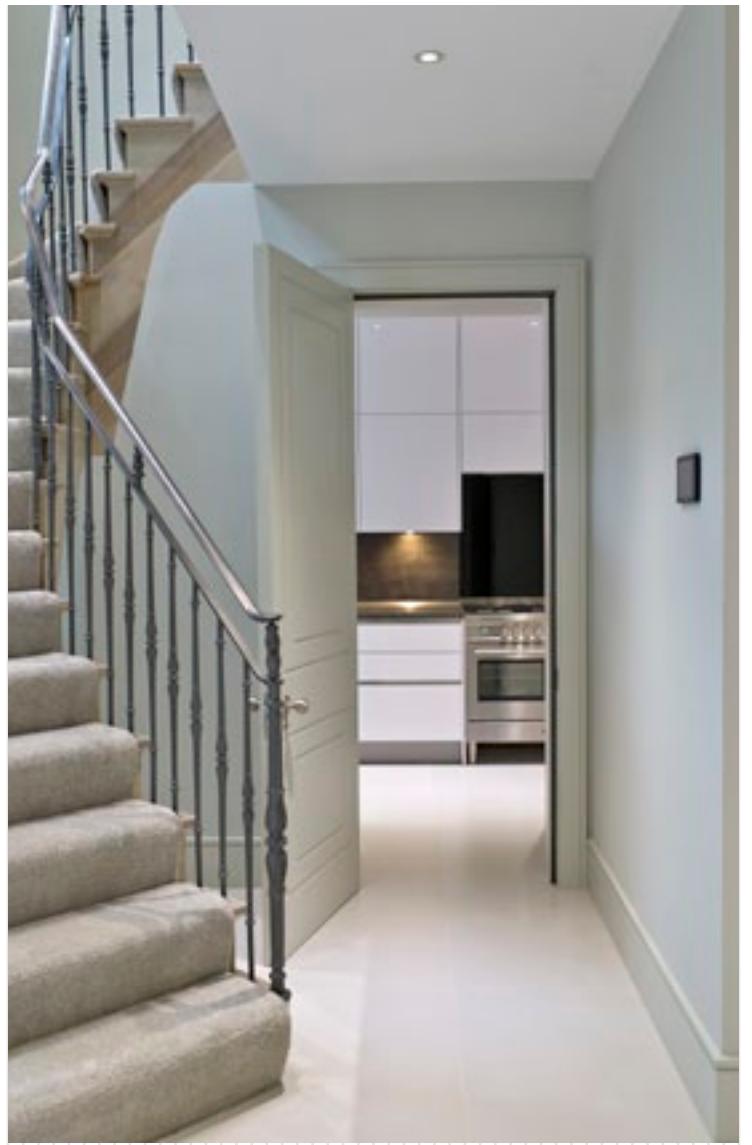
Study Front aspect, tiled floor, low voltage lights, ceiling speakers, recessed granite surround contemporary bio-ethanol fireplace, panel concealing wall mounted safe.

From Entrance Hall, tiled corridor leading to hall with door to front driveway, stairs down to Lower Ground Floor, window to front, low voltage lights, alcove with mirror fronted wall and a range of built-in floor to ceiling cloaks cupboards and shelving units.

Guest Cloakroom White suite comprising wall mounted WC with concealed cistern, countertop oval wash hand basin with mixer tap inset into granite worktop and splash back, built-in granite shelf below, mirrors on two walls. Tiled floor, low voltage lights, heat recovery system.

Family Room Rear aspect with fully foldable French doors onto rear terrace. Tiled floor, low voltage lights, ceiling speakers, TV wall points and ample sockets.

Store Room



From corridor on Ground Floor, stairs down to...

Lower Ground Floor

Lobby Tiled floor, pair of French doors to light well at front of property, door to lift to all floors.

Working Kitchen Range of gloss wall and base units with two stainless steel sinks with drainer and mixer tap inset into laminate worktop with laminate splash back, further cupboard housing lift machinery. Range of appliances includes 6-ring Britannia stove with Elica extractor hood above, free standing American style fridge/freezer, Maytag 13 place dishwasher. Tiled floor, obscure glass window to light well at front, three wall mounted shelves with strip lights, door to tiled pantry with light, dumb waiter to main Kitchen on Ground Floor, low voltage lights, under cabinet lighting and ample sockets.

Plant Room Tiled floor, room housing Vaillant Boiler, water cylinders, Culligan water softener, Dutypoint tank and booster and underfloor heating controls.

Utility Room Tiled floor, laminate worktop with stainless steel sink with mixer taps and cupboard below, Maytag top load 22lb washing machine and Maytag dryer. Low voltage lights, ample sockets.

Gym Fully mirror cladded wall, floor sockets, provision for steam cabinet installation. Low voltage lights, ceiling speakers, ample wall sockets.

Cinema Room Range of built-in lacquered wall unit with recess for large screen (2.8 m x 1.6 m) with drawers below, flanked by two base units with glass shelving above, mirrored backing and side strip lighting. Drop down ceiling projector, floor sockets and ample wall sockets. Low voltage lights, ceiling speakers.

Store Room Housing audio systems controls for whole house, main switch box Banham alarm control and fire alarm panel. Tiled floor, low voltage lights in false ceiling, A/C unit.

Separate WC White suite comprising wall mounted WC with concealed cistern, wall mounted wash hand basin with mixer taps. Ceramic tiled floor, douche, low voltage lights.

Staff Annex Tiled floor, low voltage lights, door to...

Bedroom One Tiled floor, window and glazed door to light well at front of property, fitted floor to ceiling shelving and hanging, low voltage lights, ample sockets and TV point.

Bedroom Two Tiled floor, door to light well, low voltage lights, ample sockets and TV point.

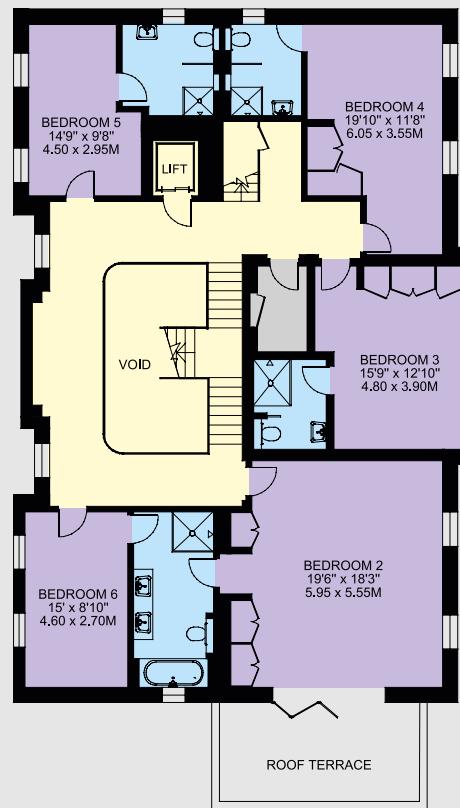
En suite Shower Room White suite comprising wall mounted WC with concealed cistern into tiled alcove, wall mounted wash hand basin with mixer taps, drawer below and mirror above, fully tiled shower cubicle with mixer taps, hand held shower attachment and overhead shower, with folding glass door and surround and recessed tiled alcove. Tiled floor and fully tiled walls, heated wall with towel rail, low voltage lights.

Staff Sitting Room Tiled floor, leading onto...

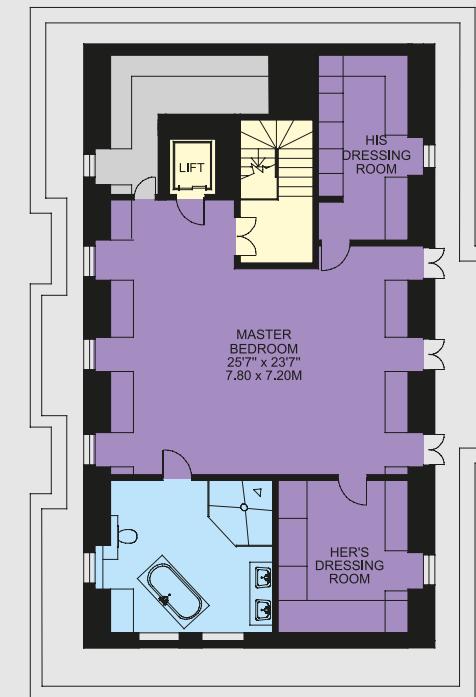
Kitchenette With laminate worktop with cupboards below, one housing safe, stainless steel sink with mixer tap, low voltage lights door to...

En suite WC White suite comprising wall mounted WC with concealed cistern, wall mounted corner wash hand basin with tiled splash back and mixer taps. Tiled floor, douche, low voltage lights.

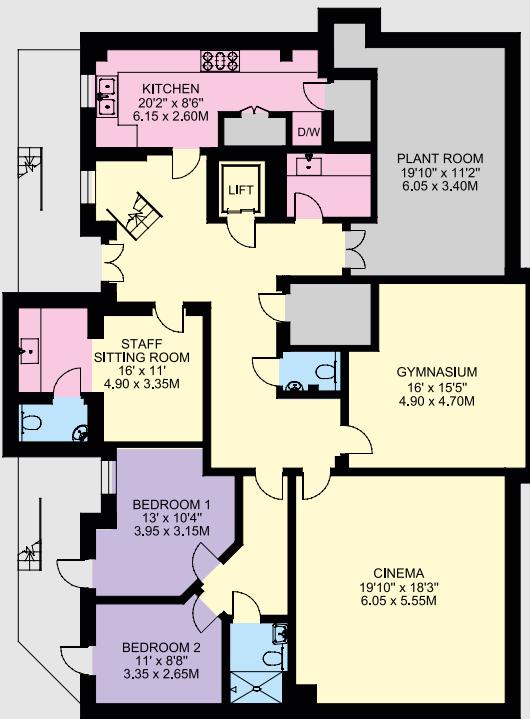




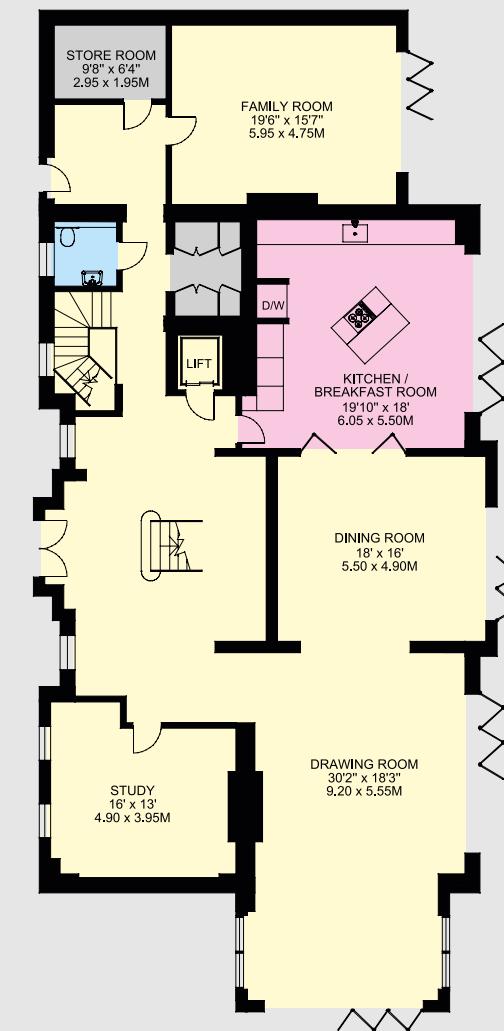
FIRST FLOOR 1910 SQ.FT.



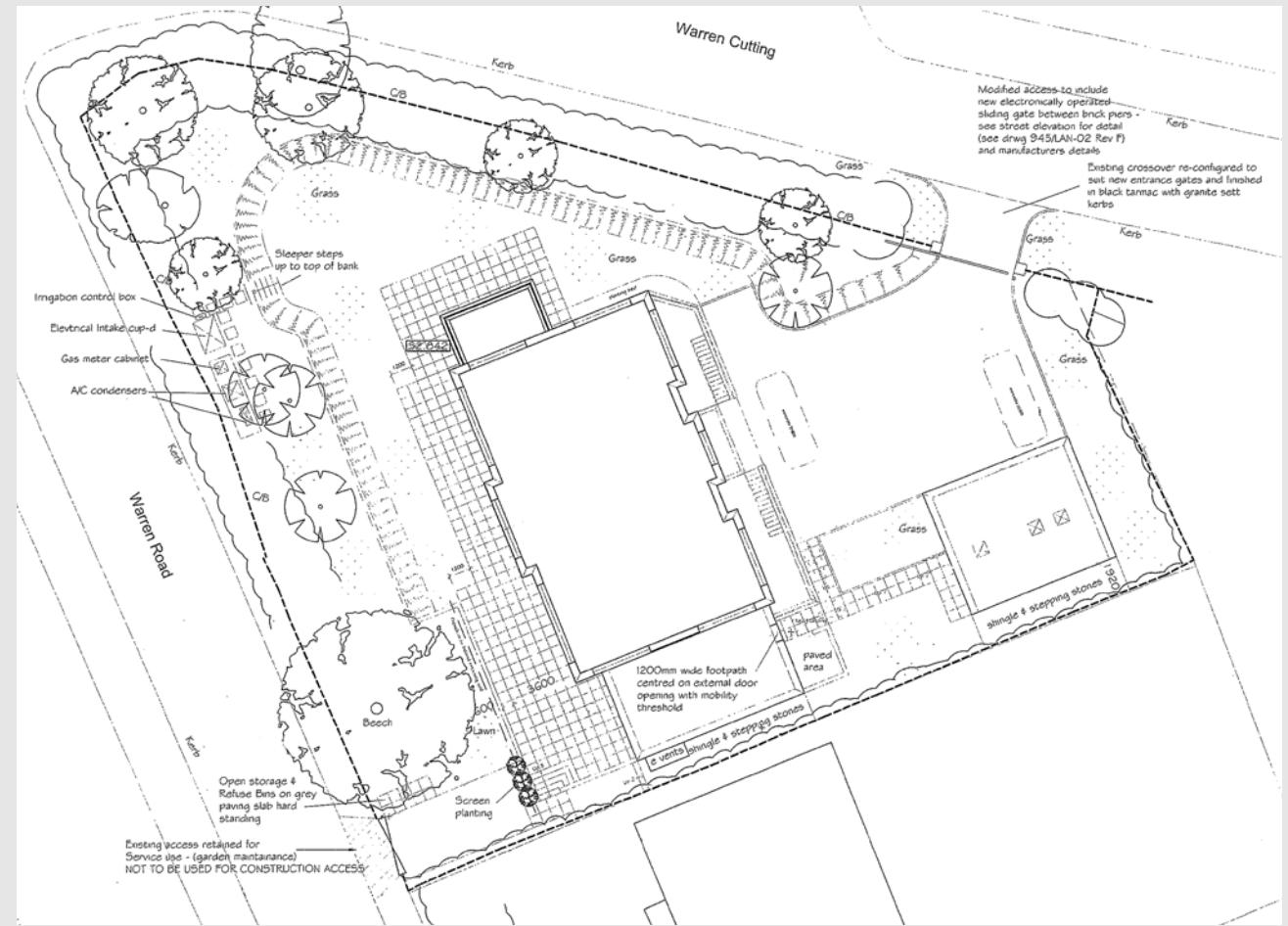
SECOND FLOOR 1290 SQ.F



LOWER GROUND FLOOR 2115 SQ.FT.



GROUND FLOOR 2778 SQ



NOT SHOWN IN POSITION

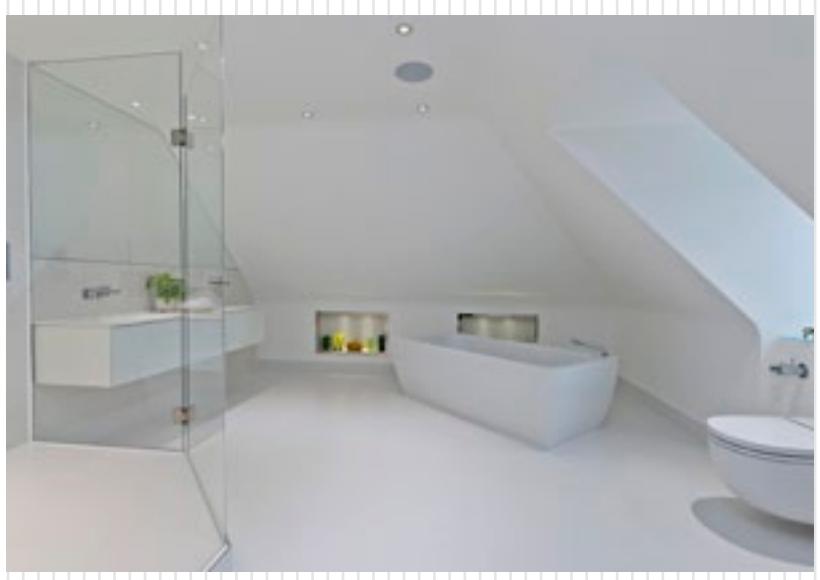
The Post House

Lower Ground Floor

Ground Floor

First Floor

Second Floor



From Entrance Hall, staircase with wrought iron balustrades leading to...

First Floor

Landing Galleried with fully mirror cladded wall and windows to front, low voltage lights, door to lift to all floors, door to...

Bedroom Two Double aspect with views to rear garden and access to balcony to side via fully foldable French Doors, bespoke range of built-in wardrobes with hanging, drawers and shelving with lights, low voltage lights, ceiling speakers, door to...

En suite Bathroom White suite comprising wall mounted WC with concealed cistern into tiled alcove with shelf and mirror above, 'His & Hers' composite wash hand basins with mixer taps and mirror above, drawers below with two shavers' sockets, tiled bath with Kohler mixer taps control, hand held shower attachment and recessed alcove above, corner wet area with fixed glass surround, Kohler mixer taps control, hand held shower attachment and overhead shower. Tiled floor and fully tiled walls, douche, heated wall with three towel rails, low voltage lights, door to...

Bedroom Six Front aspect, bespoke range of built-in wardrobes with hanging, drawers and shelving with lights, range of glass shelving. Low voltage lights, ceiling speakers, ample sockets, door back to landing.

Bedroom Three Rear aspect, bespoke range of built-in wardrobes with hanging, drawers and shelving with lights, wall mounted TV in recess, low voltage lights, ceiling speakers, door to...



En suite Shower Room White suite comprising wall mounted WC with concealed cistern into recessed alcove with mirror, composite wall mounted wash hand basin with mixer taps, mirror above and drawer below, wet area with fixed glass surround, mixer taps, hand held shower attachment and overhead shower. Tiled floor and fully tiled walls, douche, heated wall with two towel rails, low voltage lights.

Bedroom Four Rear aspect, bespoke range of built-in wardrobes with hanging, drawers and shelving with lights. Low voltage lights, ceiling speakers, ample sockets, door back to...

En suite Shower Room White suite comprising wall mounted WC with concealed cistern into mirrored alcove above, composite wall mounted wash hand basin with mixer taps, mirror above and drawer below, corner wet area with fixed glass surround, mixer taps, hand held shower attachment and overhead shower. Tiled floor and fully tiled walls, douche, heated wall with two towel rails, low voltage lights and heat recovery system.

Linen Room Cupboard housing electricals, main switch box, control panels for heated walls, low voltage lights.

Bedroom Five Front aspect, built-in base cupboard with open shelving, low voltage lights, ceiling speakers, door to...

En suite Shower Room White suite comprising wall mounted WC with concealed cistern into mirrored alcove above, wall mounted wash hand basin with mixer taps, mirror above and drawer below, corner wet area with fixed glass surround, recessed tiled alcove, mixer taps, hand held shower attachment and overhead shower. Recess with various glass shelves, tiled floor and fully tiled walls, douche, heated wall with two towel rails, low voltage lights and heat recovery system.

From Landing, easy rising staircase to...

Second Floor

Landing Low voltage lights, double doors to...

Master Bedroom Double aspect room with views via dormer windows to both front and rear, access to balcony via a pair of French Doors. Door to lift to lower floors, further door to walk-in under the eaves storage area with window to front and light. Wall mounted TV point, low voltage lights, ceiling speakers, door to...

Her Dressing Room Bespoke range of built-in base and tall units with hanging, drawers and shelving with lights, range of glass shelving and mirror cladded walls. Window to front, low voltage lights, ceiling speakers.

His Dressing Room Bespoke range of built-in base and tall units with hanging, drawers and shelving with lights, mirror cladded walls. Window to front, low voltage lights, ceiling speakers.

En suite Bathroom White suite comprising wall mounted WC with concealed cistern, 'His & Hers' composite wash hand basins with mixer taps, mirror above and drawer below with two shavers' sockets, free standing composite bath with Kohler control for tap and hand held shower attachment, elevated corner wet area with fixed glass surround and glass door, Kohler control for hand held shower attachment and overhead shower, low voltage lights. Tiled floor and partially tiled walls, douche, heated wall with two towel rails, two fully tiled display alcoves with lights, low voltage lights, ceiling speakers.

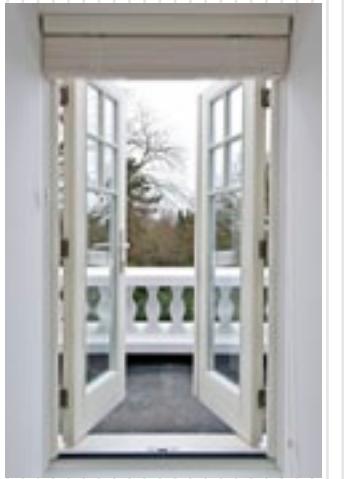
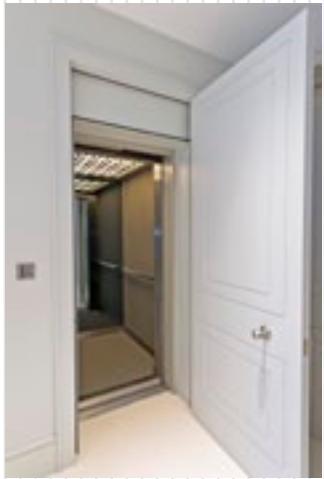


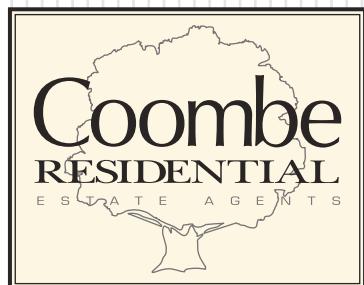
Outside
Garden Tiled rear terrace across full width of property. Garden mainly laid to lawn which surrounds the property, bordered by a mature variety of shrubs and trees. Steps to elevated rear parking and lawn, with solid double gates leading to Warren Road.

Triple Garage With up and over door, with three skylights, wall mounted laminate cupboards, strip lighting.
Gardeners' WC White suite comprising wall mounted WC with concealed cistern, wall mounted wash hand basin with mixer tap. Tiled floor and half tiled walls, low voltage lights, extractor fan, window to side, heated towel rail.

Terms
Tenure Freehold
Local Authority The Royal Borough of Kingston upon Thames
Council Tax Banding G

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.





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