

PLOT 5  
TELEGRAPH COTTAGE  
WARREN ROAD  
KINGSTON UPON THAMES  
KT2 7HU



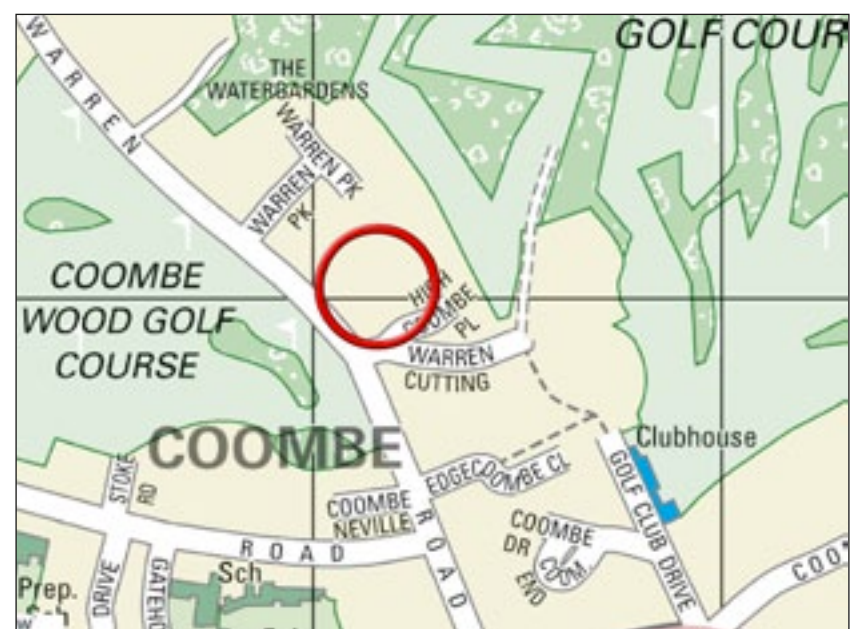


## PLOT 5, TELEGRAPH COTTAGE, WARREN ROAD, KINGSTON UPON THAMES, SURREY, KT2 7HU

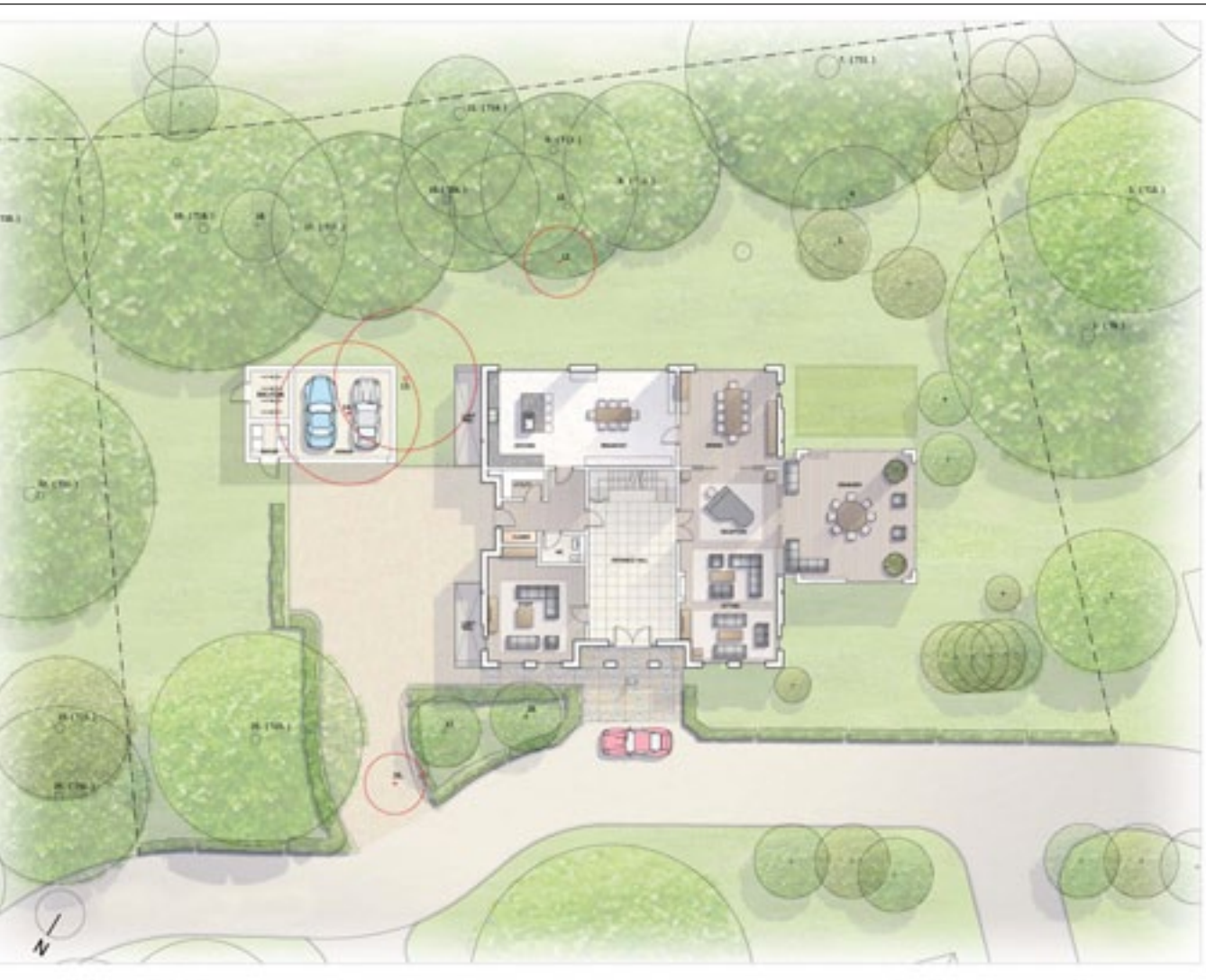
A unique opportunity to acquire a virgin building plot of approximately 0.47 of an acre within a sought after secure development off Warren Road where president Eisenhower resided during World War II with full planning consent to erect a detached family dwelling over four floors which includes a basement.

### Location

Coombe is conveniently located close to Kingston and New Malden town centres with their excellent shopping facilities, as is the A3 trunk road offering fast access to central London and both Gatwick and Heathrow airports via the M25 motorway. The nearest train stations at Norbiton and New Malden are within walking distance and provide frequent services to Waterloo (approximately 25 minutes) with its underground links to points throughout the city. The immediate area offers a wide range of recreational facilities including three golf courses, tennis and squash clubs. Richmond Park, which is within easy access from the pedestrian gate at Ladderstile Ride, is an area of outstanding beauty, and provides a picturesque setting in which to picnic, go horse riding, jogging or just take a leisurely walk. Theatres at Wimbledon and Richmond are also popular alternatives to the West End together with an excellent choice of restaurants. Telegraph Cottage is within walking distance to some of the most popular schools within the immediate vicinity such as Holy Cross Prep School, Rokeby School for boys and Marymount International School for girls and so many others.





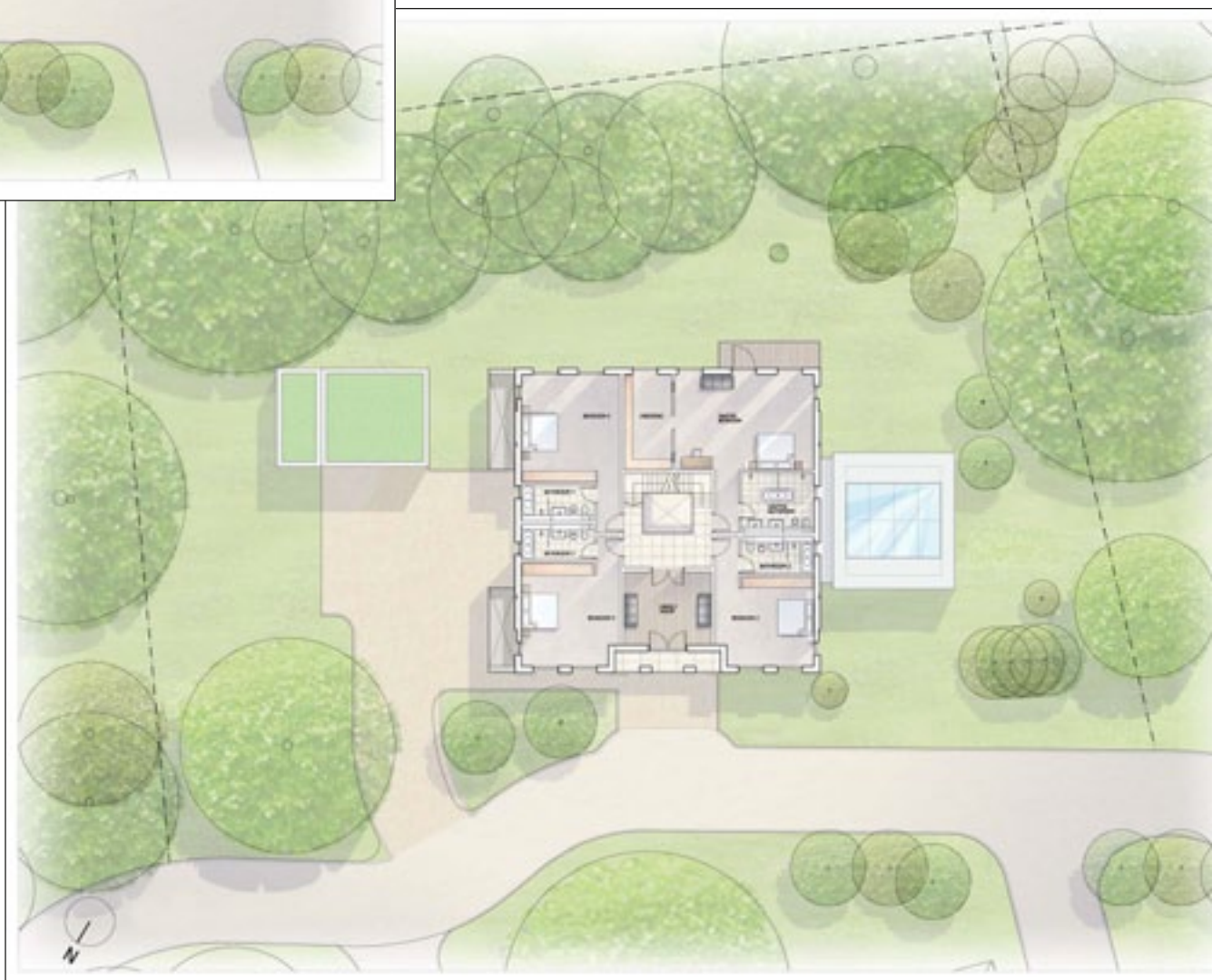


#### Ground Floor Plan

Not to scale, subject to variation.

#### First Floor Plan

Not to scale, subject to variation.



#### The Site

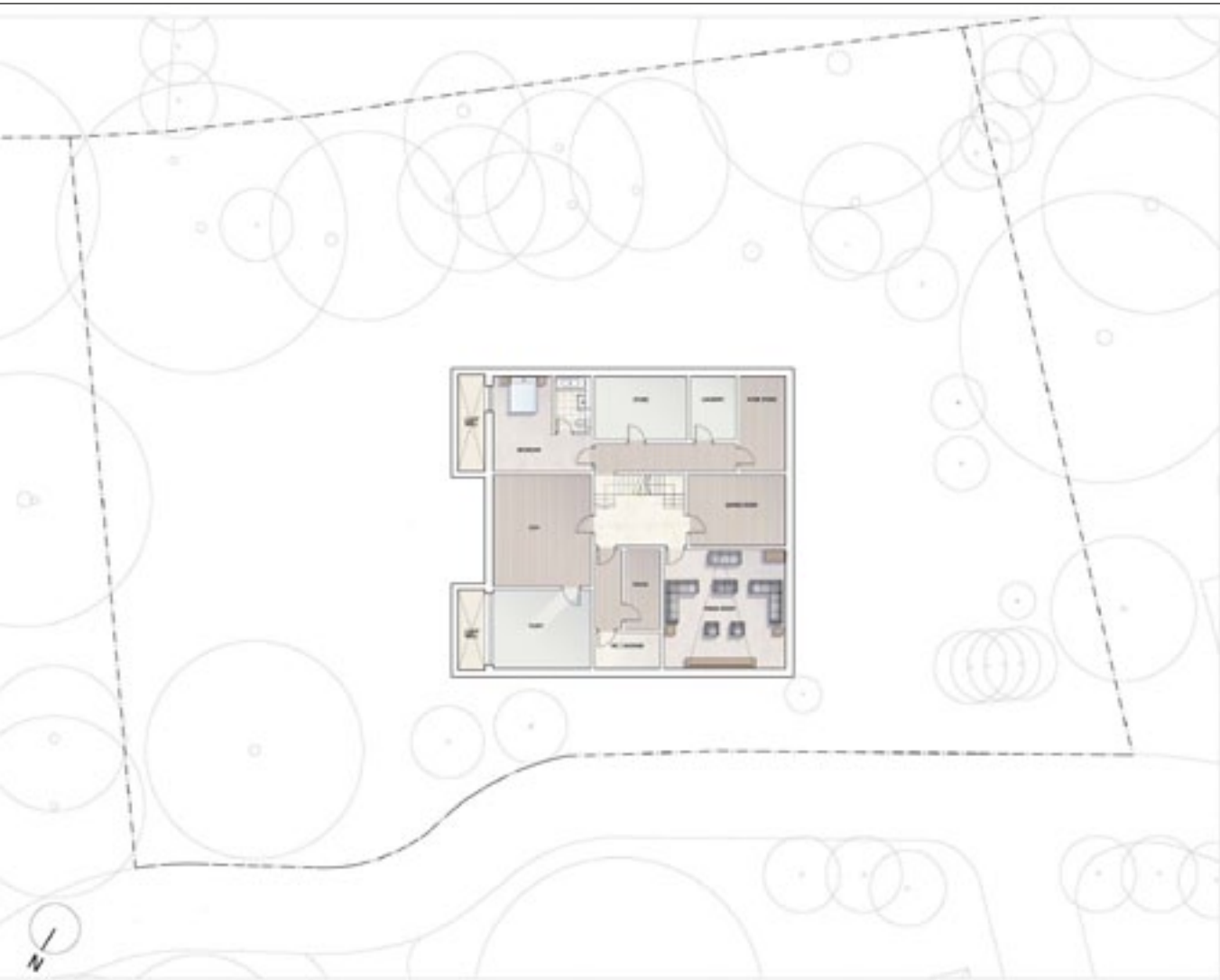
Telegraph Cottage is a prestigious development behind secure gates with 24 hour private security offered seven days a week with a gatehouse situated at the entrance from Warren Road. Before 1939, the site remained largely wooded with a large private house located to the south west of the site closer to Warren Road. President Eisenhower, lived in this house during World War II, and had direct access via a private path to the two golf holes backing directly onto the north east of Telegraph Cottage.

The Telegraph Cottage estate was purchased in 1987 by a private individual with a dream to create a perfect family setting where children could grow up in a healthy and peaceful environment and subsequently divided into six plots. Outline consent was granted in 1988 for six dwellings on the entire Telegraph Cottage plot of 4.6 acres. The decision for the proposed house on Plot 5 is predicated on the original four houses constructed on the site which were based on a rigorous and classical square plan. The theme of the symmetrical square plan is a classic iconic layout which has been used and emulated throughout the history of architecture, reaching a high point with the building by Palladio in the sixteenth century.

Only four houses were originally built (1,3,4 and 6). A tennis court was built on Plot 2 and an indoor swimming pool on Plot 5. Subsequently a new house was built in 2008/9 on Plot 2 now called The Pines and we now have the pleasure of selling the last remaining plot being Number 5 where the indoor swimming pool was sited, now demolished.

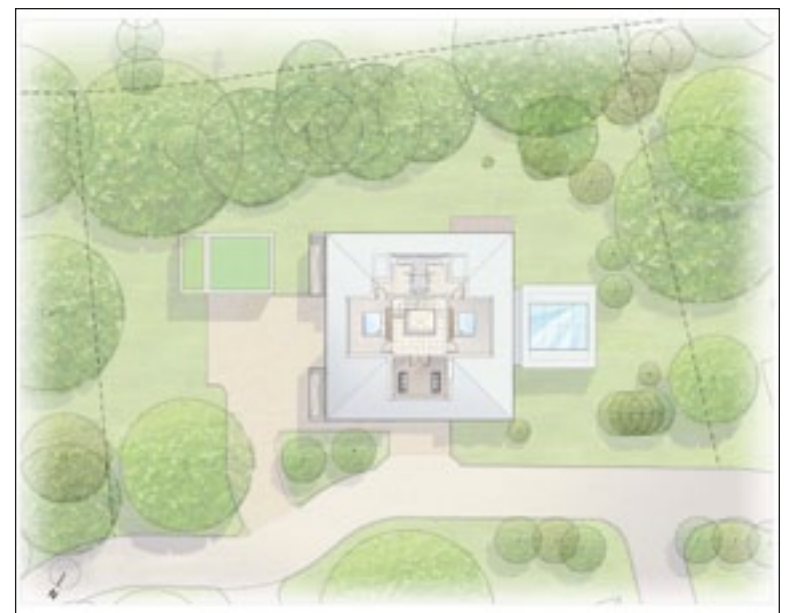
Designed by Squire and Partners, the facade of the new building is designed as a simple brick skin, with large glazed windows allowing maximum daylight into the house. The Accordia residential scheme in Cambridge uses a similar language of large openings cut out of the brick skin and sits comfortably within the wooded landscape. Our clients are mindful that prospective buyers may wish to design their own house, and this may be permissible subject to the retention of the same bricks, roofing materials and style of windows as with the other houses currently within Telegraph Cottage.

There will be other restrictions on how many windows can face plots 4 and 6 with no balconies permitted on any elevation other than the South. New boundary fences/walls can be erected between numbers 4 and 6 which could be shared on a 50/50 basis with soft landscaping to be borne by the respective property owners.



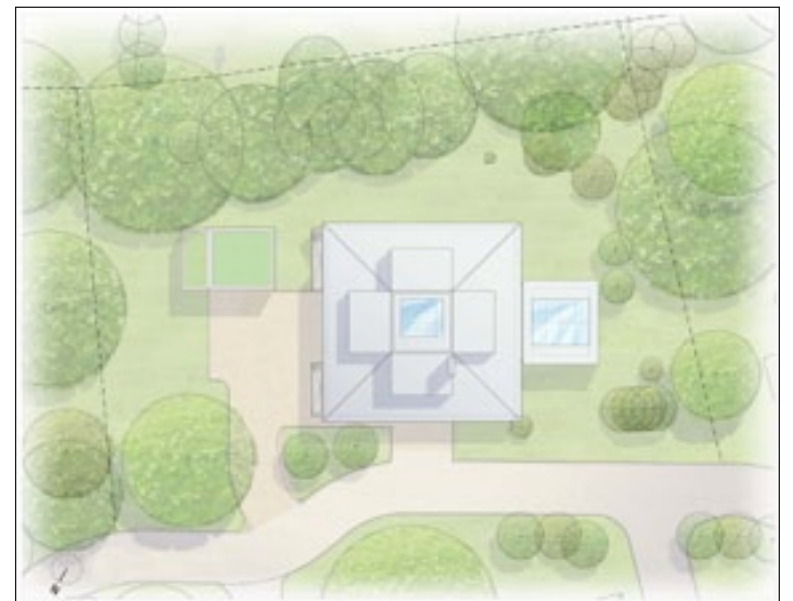
**Basement Floor Plan**

Not to scale, subject to variation.



**Second Floor Plan**

Not to scale, subject to variation.



**Roof Plan**

Not to scale, subject to variation.

Work can only be carried out between Monday and Friday between the hours of 9.00am and 5.00pm. Trade vehicles will not be permitted to enter the development beyond Plot 5 and a "Conditions related to 4 Telegraph Cottage" will need to be signed whereby the proposed property cannot be moved closer to the boundary of Evergreens (4) nor can anything such a garage be built in this marked zone area.

However, it has been suggested that the proposed house can be turned around to face number 6 with the garage sited adjacent to the house with the new proposed house to back onto Evergreens to enjoy a larger garden. This way, the forecourts of number 6 and number 5 would be adjacent to each other, as with the gardens of number 4 and number 5. A holding deposit of £20,000 will be held in an escrow account with the estate solicitors during the construction period of number 5 to be held against any likely damages to the estate roads and adjoining estate verges and private verges of adjoining properties.

The consent allows for a house arranged over four floors including a basement with a gross external area of approximately 11,248 sq ft (1,045sqm), and gross internal area of approximately 9,967 sq ft (926 sq m). The estate currently benefits from 24 hour security six days a week with night security on Sundays.

The Telegraph Cottage site is not located in a conservation area, but the nearest conservation area is Coombe Wood which is situated to the West of the site of Warren Road, being the Coombe Wood Golf Course and surrounding roads.

**Viewing is strictly by appointment through Coombe Residential and we are seeking a guide price of £2,950,000. Subject to contract for the Freehold title.**





North Elevation



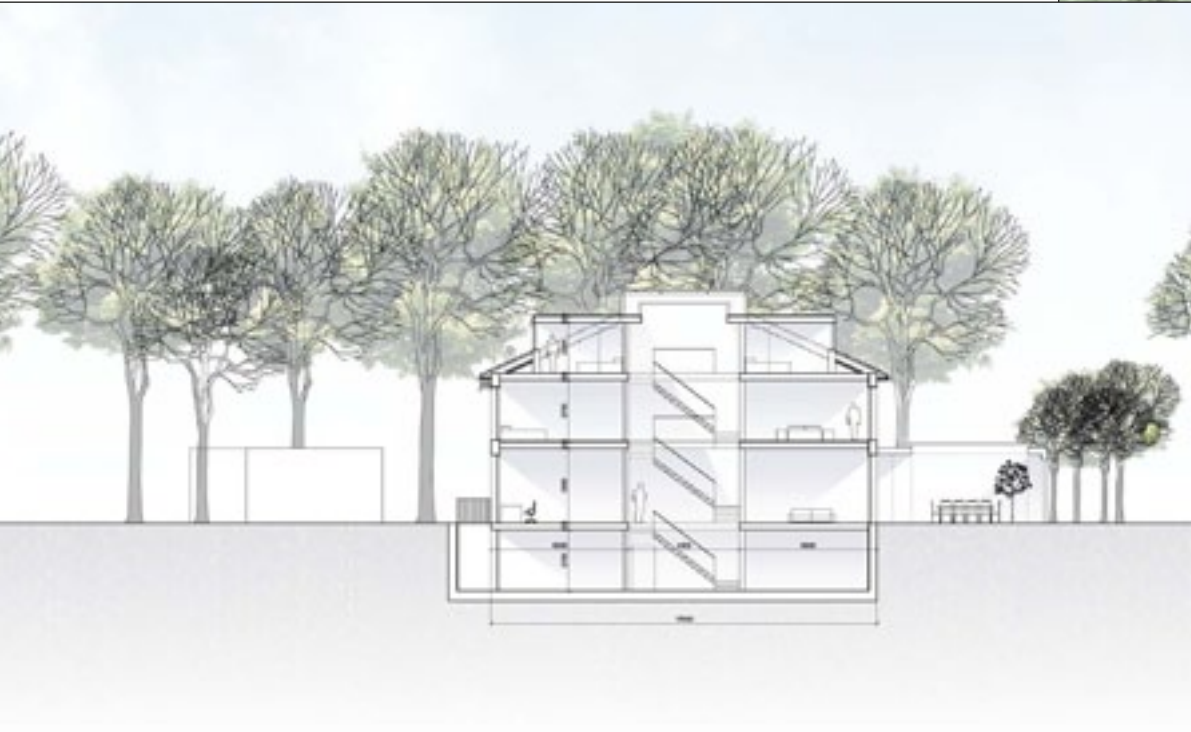
East Elevation



South Elevation



West Elevation



Section AA



Telegraph Cottage, Warren Road, Kingston upon Thames  
Gross External and Gross Internal Areas

2<sup>nd</sup> March 2011

Levels	Main House		Garage, Refuse & Bike Store		Main House		Garage, Refuse & Bike Store	
	Gross External Area (GEA)		Gross External Area (GEA)		Gross Internal Area (GIA)		Gross Internal Area (GIA)	
	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Basement	310	3,337			259	2,788		
Ground	335	3,606	47	506	306	3,294	39	420
1	283	3,046			260	2,799		
2	117	1,259			101	1,087		
Total	1,045	11,248	47	506	926	9,967	39	420

NOTE: Areas are subject to change through survey, planning, design and development of the proposals.



Proposed Site Plan  
Not to scale, subject to variation.





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