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259 COOMBE LANE | LONDON | SW20 0RH



Front Aspect



WARREN LODGE

Warren Cutting | Kington upon Thames | Surrey | KT2

A spectacular single storey residence that underwent a complete refurbishment with various extensions three years ago, to create this wonderful home with uninterrupted views of the Coombe Hill golf course. In addition to being a stone's throw from the Golf Club itself, this secluded property was originally constructed from London stock bricks and carefully selected bricks were sourced for the new additions thus maintaining the character of the house. This wonderful four double bedroom suite family home, offers splendid living accommodation, which all interconnect with a spacious lifestyle kitchen/dining room with the benefit of a separate laundry room and double secure garage. A true entertaining home around amazing landscaped gardens with doors that allow the outside inside.

LOCATION

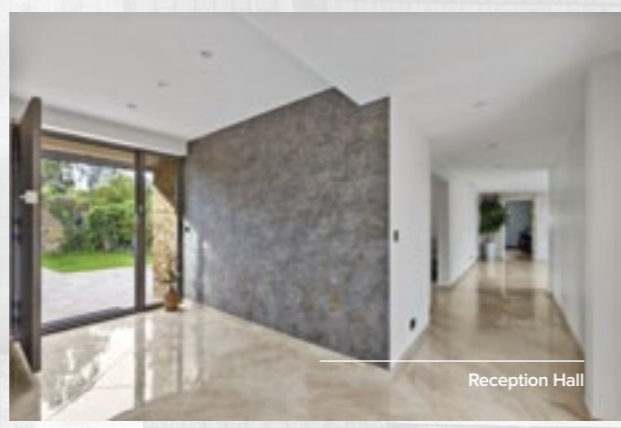
The Coombe Estate is located equidistant between Kingston and Wimbledon town centres. Both have excellent shopping facilities, and specialised boutiques with a wide range of restaurants meeting the palates from across the world.

The A3 offers fast access to central London and both Gatwick and Heathrow airports via the M25 motorway. 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, tennis and squash clubs and many leisure centres with the prestigious Coombe Hill Club within a minutes stroll via the direct pedestrian access from Warren Cutting.

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 a short walk away on George Road.



Reception Hall

AMENITIES INCLUDE

Pressurised hot water and heating ♦ Schuco double glazing throughout with integral blinds ♦ Valliant gas heating ♦ Electric towel rails in every bathroom ♦ Axor sanitary fittings for principal en suite ♦ Swedish wooden flooring for bedrooms ♦ Italian ceramic tiles for the rest of the house ♦ Underfloor heating throughout ♦ Outside: App and manual controlled perimeter and soffit lighting ♦ App and manual control door entry system ♦ Purpose built service room housing boiler, Mega Flow, water/gas/electricity input to the property and monitor for all perimeter cameras (also via App) ♦ Double garage ♦ Off-street parking for several cars ♦ MVHR System (mechanical ventilation with heat recovery) ♦ Duravit sanitary ware and Hans Grohe fittings for most bathrooms



Drawing Room

THE PROPERTY

A secure, solid wood front door with a tall glazed side panel opens into the entrance hall, with a luxuriously-appointed guest cloakroom and built-in cloaks cupboard. Through a large opening, the ceramic-tiled hall opens onto the vast, welcoming double-aspect drawing room. This is an incredible space, designed in such a way to draw the outside in, through the accordions of bi-folding doors on one side, through which the wrap-around garden and the patio are accessed, and a wall of fixed glass on the other.

The double-aspect kitchen/dining room, also ceramic-tiled and accessed from the entrance hall, invites the outside in as well, through another set of bi-folding doors, thus creating visual continuity into the drawing room and the garden patio. The space is divided into a kitchen and dining area, where in the former, a bespoke, modern range of wall, tall and base units is offered, incorporating an incredible L-shaped central island which represents the focal point. With a marble worktop and splashback, this stunning kitchen offers a range of integrated appliances to include Neff 'Slide and Hide' double ovens, Neff microwave, a glass Neff 4-ring gas hob + wok, with glass extractor fan above, a Neff dishwasher, a wine cooler and a full-height Liebherr fridge and Liebherr freezer. The unique kitchen design also offers high and low-level open shelving with concealed lighting. The dining area is double aspect with bi-folding doors to the front of the property as well. From the kitchen, there is access to the large utility room. This is ceramic-tiled, well-equipped with base and wall cupboards, a marble worktop incorporating a sink and drainer, and conveniently opens onto both the double garage and the front courtyard.

The front-aspect family room offers views and access to the front via the bi-folding doors, and could also serve as the main study.

A corridor leads from the entrance hall to the more private part of the home, where the four bedrooms are found. Another homely feature of this property is a sitting area, located central to the bedrooms and benefitting from a large rectangular skylight, which floods the space with natural light.



Garden Patio



Kitchen



Family Room



Sitting Room



Principal Bedroom



Bedroom Two



En suite Bath & Shower Room



En suite Dressing Room



En suite Shower Room

The principal bedroom, rear-aspect with a fixed glass panel flanked by two glazed doors that open onto the rear garden, benefits from a walk-in dressing room, boasting a beautiful, bespoke fitted range of open shelving, hanging spaces, shoe storage, drawers and dresser with mirror above; an ideal personal space for any discerning owner. The fully-tiled en suite bathroom boasts a modern white suite comprising a low-level Toto WC with concealed cistern, a wall-mounted Catalano, double-width wash

hand basin with vanity unit below and mirror above, a free-standing bath and a walk-in shower with glass screen.

The three other bedrooms all offer fitted either wardrobes, drawers or shelving and boast en suite showers of similar finishing. Through bedroom four, there is access to the plant room and a small study which has access to the front of the property.



Grounds

Outside

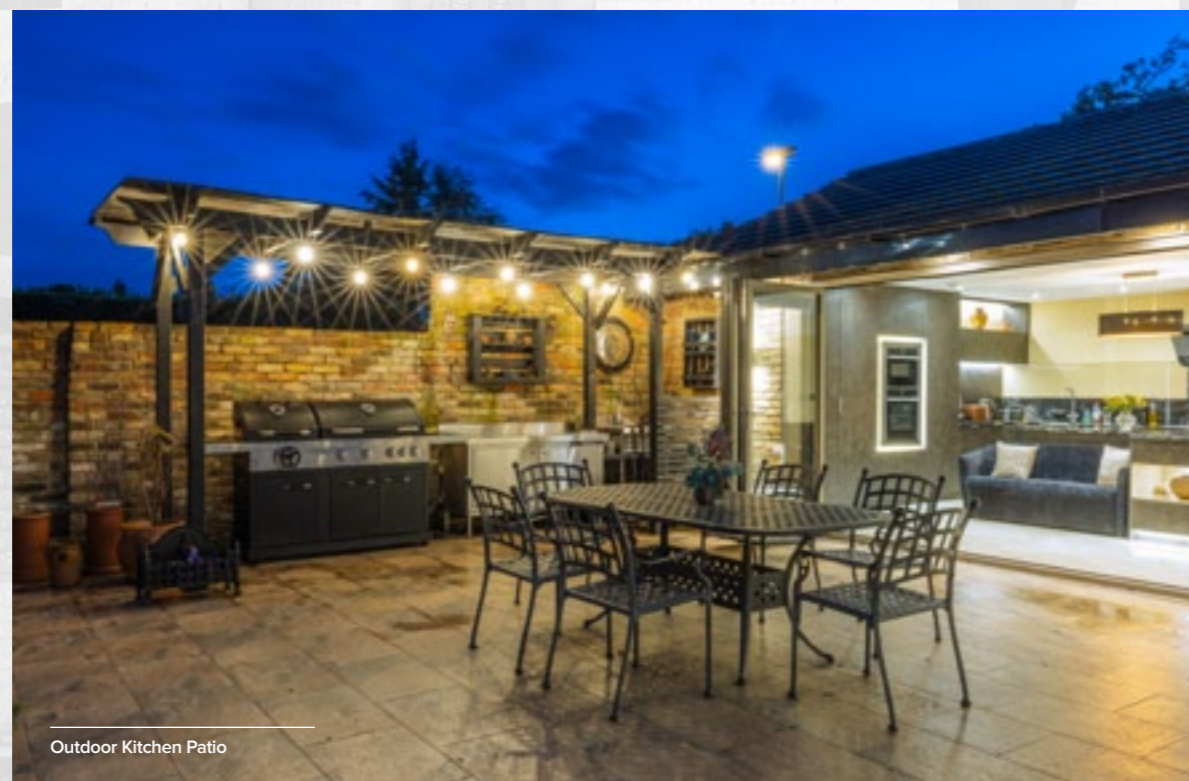
On entering the grounds of this spacious detached residence from the gate, one is welcomed by a walled front garden with uplighters around the perimeter with mature lawns to either side of the central path. With the front facing South, the secluded terrace is the perfect place for that afternoon casual drink. The extensive paving leads around the house to the rear aspect of the house which enjoys uninterrupted views of the Coombe Hill Golf Course. To the left of the rear garden as an elevated paved terrace with a pergola and timber framed outhouse with power and lighting with a water tap.

The landscaped includes a large paved terrace, which is level with the house, with the range of bi-folding doors opening flush with the paved terrace and this leads to the lower terrace, an area ideal of a swimming pool. A covered pergola offers space for the barbeque area with a gas point and outdoor stainless steel kitchenette unit with sink and hot and cold water supply. The garden is mainly laid to lawn to the perimeter with mature shrubs and trees leading up to the boundary fencing.

TERMS

TENURE Freehold
GUIDE PRICE £3,468,000 STC
LOCAL AUTHORITY Royal Borough of Kingston upon Thames
COUNCIL TAX BANDING H £4,565.34 (2023-24)
EPC RATING C (71)
COOMBE ESTATE ANNUAL TAX Payable in arrears

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.



Outdoor Kitchen Patio



Front Aspect

WARREN LODGE

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APPROXIMATE INTERNAL FLOOR (LIVING) AREA : 4,383 ft² / 407.2 m²

APPROXIMATE ADDITIONAL AREAS : 106 ft² / 9.8 m²

TOTAL AREAS SHOWN ON PLAN : 4,489 ft² / 417 m²

APPROXIMATE PLOT SIZE : 0.315 of an acre

GROUND FLOOR - 4,489 ft² / 417 m²

Reception Hall	
Drawing Room	36'2" x 23'2" (11.00 x 7.05 m)
Sitting Room	21'6" x 13'9" (6.55 x 4.20 m)
Family Room	15' x 12'4" (4.55 x 3.75 m)
Study	11' x 7'7" (3.35 x 2.30 m)
Kitchen & Dining Room	27'10" x 19'8">16'5" (8.50 x 6.00>5.00 m)
Utility Room	
Guest Cloakroom	
Principal Bedroom	19' x 12'6" (5.80 x 3.80 m)
En suite Bath & Shower Room	
En suite Dressing Room	
Bedroom Two	16' x 12'6" (4.90 x 3.80 m)
En suite Shower Room	
Bedroom Three	12'8" x 11'10" (3.85 x 3.60 m)
En suite Shower Room	
Bedroom Four	18' x 11'6" (5.50 x 3.50 m)
En suite Shower Room	
Double Integral Garage	23' x 20'8" (7.00 x 6.30 m)



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