



Coombe Park Kingston upon Thames KT2

£14,000 Per Month - Available 16/01/2017

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

# Coombe Park Kingston upon Thames KT2

£14,000 Per Month - Available 16/01/2017

**HAMPTONS**  
INTERNATIONAL

*A striking and substantial Mediterranean style detached house, finished to an exacting specification in sought-after Coombe Park. The property has exceptional family and entertaining reception space, six bedroom suites and an indoor pool with jacuzzi.*

7 Bedrooms | 6 Bathrooms | 5 Reception Rooms | S/C Staff Flat | Indoor Pool | Jacuzzi | Garden | Garage | Gated Parking.

## Description

The stunning reception hall leads to two generous reception rooms, a huge conservatory with access to the garden, and a fabulous kitchen/family room with integrated appliances and a drop down projector screen. A study, utility room and guest cloakroom complete the ground floor accommodation. There is an impressive indoor pool and jacuzzi located on the lower ground floor. The first floor comprises a huge master bedroom suite with doors to a balcony overlooking the garden. The beautiful fitted dressing area leading to a magnificent en suite bathroom. There are three further bedrooms with en suite facilities and a self-contained staff flat accessed via the integrated garage. The second floor provides two further bedroom suites, a large reception room and a study/bedroom.

## Situation

Coombe Park is a prestigious private estate off Kingston Hill with substantial houses set in mature grounds. Local amenities include several high quality golf courses, The All England Tennis Club and three riding stables. Richmond Park is close by and nearby Wimbledon Village offers a range of exclusive boutiques, bars and restaurants. The area is renowned for its superb schools and there are excellent transport links by road and rail.

## Furnishing

Furnished



## Hamptons Wimbledon Lettings

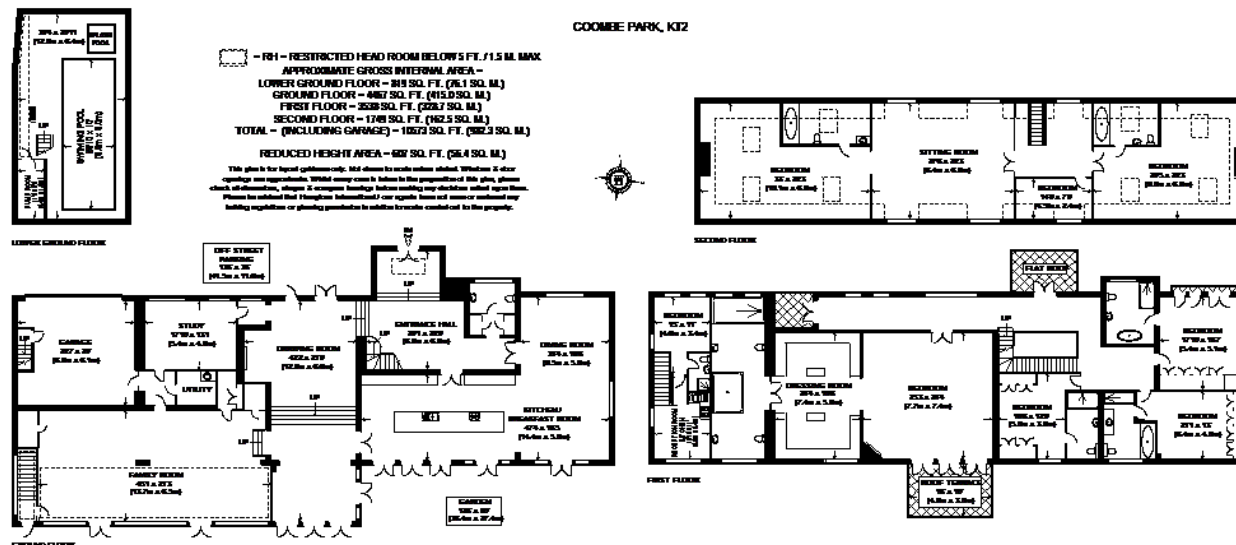
Hampton House High Street, Wimbledon

London SW19 5BA

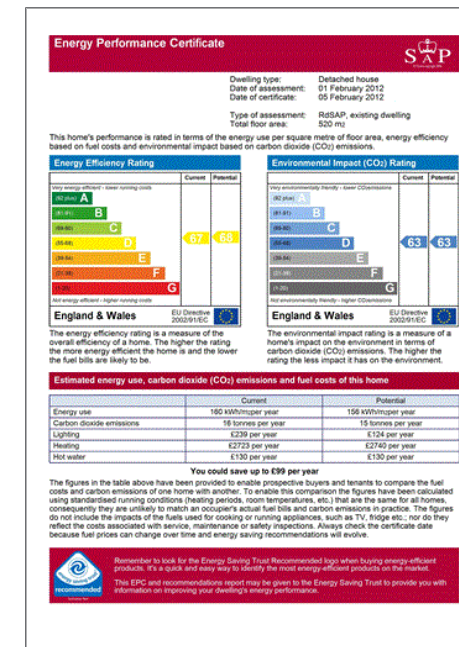
Tel: 020 8944 1301 - [wimbledonlettings@hamptons-int.com](mailto:wimbledonlettings@hamptons-int.com)

[www.hamptons.co.uk](http://www.hamptons.co.uk)

## Floorplan



## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

## Hamptons Wimbledon Lettings

Hampton House High Street, Wimbledon

London SW19 5BA

Tel: 020 8944 1301 - wimbledonlettings@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*