



Coombe Lane West, Kingston upon Thames

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Beyond your expectations

Magnificent detached residence in Coombe Hill EPC: B

Hamptons International

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Guide Price £3,000,000 Freehold

Description

Situated in the Coombe Hill conservation area, a magnificent detached gated residence offering excellent accommodation over two floors. Finished to a very high specification the property provides generous open-plan living/entertainment space, five bedrooms and landscaped gardens around the property. The generous reception hallway features discreet storage and a video entry system. Recessed doors lead to the kitchen that includes an excellent range of contemporary units and integrated appliances by Miele and Bosch. There are two island units and white quartz work surfaces. Two sets of double doors lead to the ornamental garden at the rear. The open-plan reception area, also with recessed access) includes a Drugasar feature fireplace, recessed lighting plus speakers for Sonos sound system and cinema entertainment. There are two sets of double doors to the rear. A study with glass doors, guest WC, utility room and double garage completes the ground floor accommodation. The first floor comprises a spacious landing leading to the master bedroom suite which includes a fitted dressing area and a Carrera marble en-suite bathroom. A guest bedroom, also with en-suite facilities, includes a dressing area with bespoke wardrobes. Three further bedrooms, two with fitted wardrobes, and a marble family bathroom completes this level. The ground floor and bedrooms include limed oak hardwood flooring with underfloor heating.

Outside

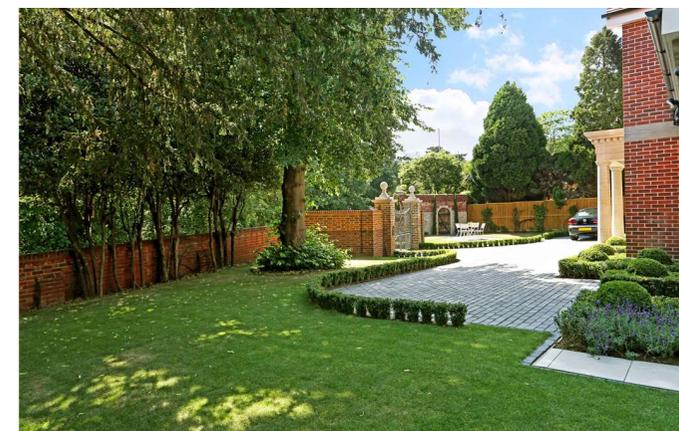
Electric gates lead to the south facing courtyard that includes a grade II listed wall, paved seating area, garage and driveway parking for a number of vehicles. There is a lawn, clipped box hedging and a partial irrigation system. The Portland stone terrace, to the rear, provides an ornamental garden setting with space for a table and chairs.

Location

Coombe Lane West is conveniently located for facilities and amenities including excellent schools in the private and state sector. The open spaces of Richmond Park are approximately half a mile away and nearby Kingston boasts excellent shopping and recreational facilities. Norbiton station provides a direct service to Waterloo.

Additional Information

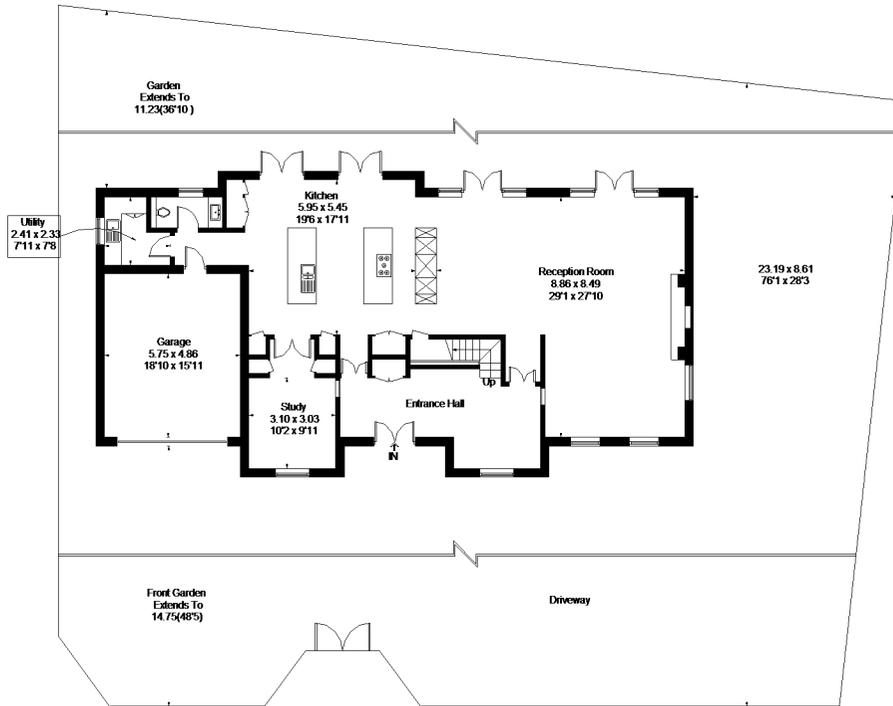
Finished to a high specification the property is wired to CAT5/6 standard and includes Futronix lighting. There are solar panels generating 4KW of electricity and CCTV. The property additionally benefits from an NHBC Warranty and a STROMA CODE 4 RATING (Code for sustainable homes).



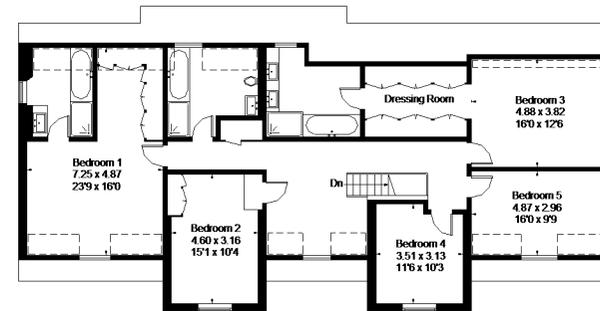
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 342.7 sq m / 3689 sq ft
(Including Garage)



Ground Floor



First Floor

FLOORPLANZ © 2015 0845 6344080 Ref: 150538

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

