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HALDON LODGE
 COOMBE WOOD ROAD,
 KINGSTON UPON THAMES, SURREY



HALDON LODGE

COOMBE WOOD ROAD
KINGSTON UPON THAMES
SURREY
KT2 7JY

LOCATION

Coombe Wood Road is a prestigious avenue like street off Kingston Hill and is within walking distance of Ladderstile Ride pedestrian access to the Royal Richmond Park, an area of outstanding beauty, providing a picturesque setting in which to picnic, go horse riding, jogging or just take a leisurely walk. Theatres at Richmond and Wimbledon are also popular alternatives to the West End together with an excellent choice of restaurants. There are also numerous schools for all ages, Private, State and a variety of International Schools. The immediate area offers a wide range of recreational facilities including boating on the River Thames, polo at Ham, Golf at Coombe Hill, Coombe Wood and The Royal Wimbledon golf courses. The Roehampton and David Lloyd tennis and sports clubs are nearby as is the All England Lawn tennis club. There is racing at Sandown, Kempton, Ascot and Windsor.

Haldon Lodge is a substantial family home comprising approximately 7,500ft² of living accommodation including an integral double garage. The property has been rebuilt with new services, new roof with many new extensions. A principle feature of this extremely bright home is the vaulted ceiling to the entrance hall, with a creative use of glass panels throughout the house.

Positioned across the overall plot of 0.54 of an acre leaving a substantial rear garden which is mainly laid to lawn. The contemporary interiors of the property boasts spacious rooms to the ground and upper floors with quality bathrooms, oak flooring to certain rooms and a large kitchen/breakfast/family room with under floor heating. An ideal family home and also suitable for entertaining.

Approximate Internal Area
6,760ft² / 627.9m²
plus Loft Room & Storage 514ft² / 47.8m²



ACCOMMODATION COMPRISES

Entrance Hall | Formal Drawing Room | Dining Room
Study | Kitchen/Breakfast/Family Room | Library | Seven Bedrooms
Eight Bathrooms/Shower Rooms (5 En-suite) | Two En-suite Walk-in Cupboards
Guest Cloakroom | Utility Room

AMENITIES INCLUDE

Gas Fired Central Heating & Pressurised Hot Water
Lutron Lighting | Cat 6 Cabling | Underfloor Heating to Entrance Hall & Kitchen
Double Glazed Windows | Integral Double Garage
Security Gates to Forecourt Parking

ACCOMMODATION IS ARRANGED AS FOLLOWS

Entrance Hall: Solid oak flooring with under floor heating, approximately 7.5m high vaulted ceiling, uplighters, double doors to sun Loggia leading to the rear garden. Built-in cloaks cupboard, lutron lighting.

Study: Double aspect, recessed speakers, cupboard housing circuit boards, further cupboard housing the CAT 6 cabling, telephone system, satellite receiver point, hi-fi point, low voltage lighting.

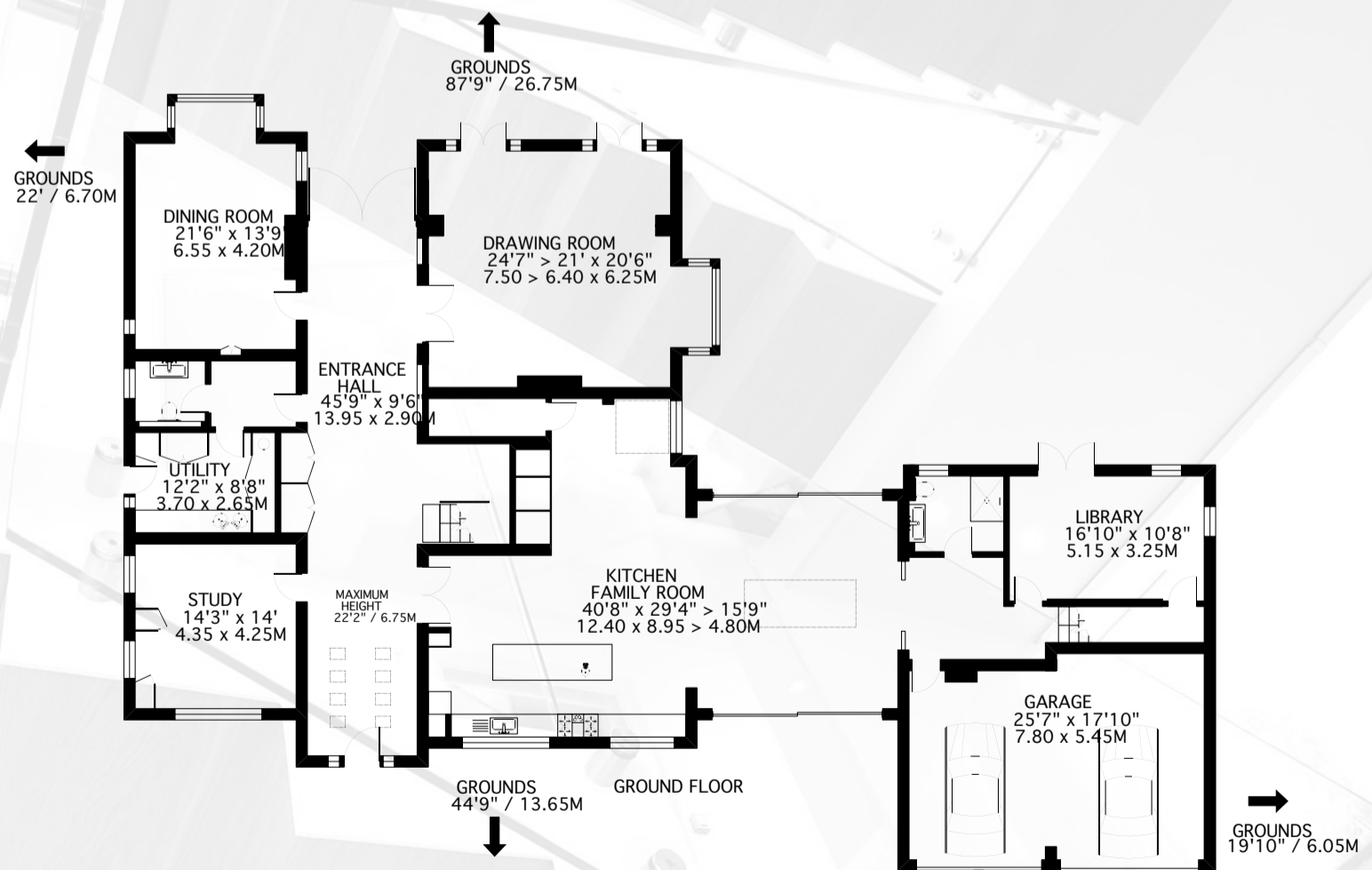
Inner lobby serving...

Guest Cloakroom: Low level W.C. with concealed cistern, ceramic tiled splash back to two walls, one with a display recess, wall mounted stone wash hand basin with Axor Hans grohe chrome mono block mixer tap, chrome ladder heated towel rail, wall mirror, slate tiled floor, low voltage lighting.

Utility Room: Wall and base units, twin bowl stainless steel sink with mixer tap, space and plumbing for washing machine and tumble dryer, slate tiled floor, door to side low voltage lights. Large built-in cupboard housing two MEGA FLOW hot water cylinders, two KESRTON boilers, water softener unit, and the pipe junction for the under floor heating to the entrance hall and kitchen/breakfast/family room.

Dining Room: Three quarter oak panelled walls with plate rail, triple aspect views, low voltage lights, brick fireplace surround and base, coving.

Formal Drawing Room: Solid oak flooring, stone fireplace surround and base with a gas coal effect, double aspect views, three concealed radiator panels, window seat to one window, two pairs of French windows to paved terrace, ornate coving, low voltage lights, four wall light points, picture light above fireplace, room thermostat control.



IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property.
2. Any description or information given should not be relied upon as a statement or representation of fact or that the property or its services are in good condition.
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Kitchen/Breakfast/Family Room

Kitchen Area: Oak range of base units with one wall of stainless steel fronted larder units and stainless steel appliances. There is a central island with a granite surface as with the main counter top surface with a butlers sink with mixer tap, SIEMENS microwave oven, bin compartment, MIELE wine cooler, and breakfast bar. The main counter incorporates a large inset sink with mixer tap and separate hose attachment, MIELE dishwasher, under counter fridge. The stainless steel section comprises two self cleaning stainless steel SIEMENS ovens, MAYTAG American fridge freezer, two stainless steel fronted pull out larder units. This whole area has limestone flooring with under floor heating, low voltage lighting, recessed speakers.

Breakfast Area: There are several concealed drawers which in effect tuck in under the semi landing of the stairwell, with an adjoining walk-in larder.

Family Area: Double aspect views with two large sliding doors to terraces to the front and rear gardens. Two further sliding doors which recess into the wall lead to an inner hall of the Annexe.

Annexe:

Shower Room: White suite comprising low level W.C. with concealed cistern, stone wall mounted wash hand basin with Axor Hans grohe mixer tap, walk-in shower with shelved recess, recessed mirror, chrome ladder rack heated towel rail. Stone cladded walls and floor.

Double Garage: With electric up and over doors.

Library: French windows to rear terrace and garden, and double aspect views, deep under stairs cupboard, low voltage lighting.

Oak staircase and balustrade to...

First Floor:

Landing: Linen cupboard, radiator panel and low voltage lighting.

Bedroom One: Rear garden view, radiator panel, low voltage lighting.

Bedroom Two: Front garden view, radiator panel, low voltage lighting.

Bathroom: Panelled bath with tiled surround and shower attachment, low level W.C., wall mounted wash hand basin with Hans grohe mixer tap and mirror above, fully tiled walls, chrome heated towel radiator, velux window.

From the main entrance hall is an Oak tread staircase with glass panels to one side and halogen lights to the steps, views to the top floor.

First Floor

Landing: With gallery over looking main entrance hall atrium, extremely bright, oak wood strip floor.

Master Bedroom: Triple aspect with French door to paved terrace, radiator panel to square bay window overlooking rear garden, ornate coving, recessed speakers, wall light points, door to...

Walk-in Dressing Room: Window to side, a wide arrangement of hanging, shelving and drawers, shoe cupboards, low voltage lighting.

En-suite Bathroom: Large panelled bath with mixer taps and hand shower attachment, bidet, low level W.C., 'His' & 'Hers' wash hand basin inset into stone surface with mixer taps, recessed wall mirror and side cabinets with base cupboards, shavers socket, large walk-in shower cubicle with two shower controls, chrome heated towel rail and radiator panel, ornate coving, low voltage lighting.

Bedroom Two: Double aspect views, mainly to the front garden, low voltage lighting and radiator panel. Door to...

En-suite Bathroom: Panelled bath with mixer control and separate shower, low level W.C. with concealed cistern, wall mounted wash hand basin with Hans grohe chrome tap, chrome heated towel rail, mosaic tiled floor and wall surround to bath, low voltage lighting.

Bedroom Three: Double aspect with French window to rear terrace, door to walk in cupboard with shelving, hanging and base drawers, ornate coving, low voltage lighting. Door to...

En-suite Bathroom: Panelled bath with shower control, low level W.C., pedestal wash hand basin with mixer tap, chrome heated towel rail and radiator, stone tiled floor and to bath surround, wall light, views of rear garden, low voltage lighting.

Bedroom Four: Views of front garden, radiator panel, low voltage lighting, pull down staircase to loft room/studio with velux windows.

En-suite Bathroom: Large walk-in shower, wall mounted wash hand basin with chrome mono block mixer tap, low level W.C. with concealed cistern, mosaic tiled floor and walls, low voltage lighting, chrome heated ladder rack towel rail.

The main stairwell leads to the...

Second Floor

Landing: Door to deep eaves cupboard, oak wood strip flooring.

Bedroom Five: A very spacious and bright room with double aspect views over rear garden, low voltage lighting, door to deep walk-in cupboard.

En-suite Bathroom: Panelled bath with shower attachment, low level W.C. with concealed cistern, wall mounted wash hand basin with chrome mono block mixer tap, tiled floor and surround to bath, mirrored doors to concealed wall cabinets, sky light, low voltage lights, chrome heated towel rail.

Outside

Rear Garden: The Indian sand stone paved terrace is approached from the Family Area and extends to the rear perimeter of the house, which leads onto the extensive lawn, which is bordered by mature shrubs and trees. To the rear right hand corner is a paved area suitable for a kids play house. The rear garden is also lit with outside water taps.

Front Garden: There is a wide paved access to the left hand side of the house looking from leading to the rear garden. Opposite the main tall oak front door is a forecourt with ample forecourt parking which leads to the central flower bed and Indian sand stone terrace. This continues onto the second forecourt area opposite the double garage and separate access to the Coombe Wood Road. The property will have solid oak remote control doors within brick pillars.

TENURE: Freehold

LOCAL AUTHORITY: Royal Borough of Kingston upon Thames

COUNCIL TAX BANDING: H

GUIDE PRICE: £4,000,000 SUBJECT TO CONTRACT

VIEWING: Strictly through Owners Appointed Sole Agents



NOTES