

COOMBE HILL ROAD

COOMBE HILL • KT2



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Frank**

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Newly constructed, this handsome house of exceptional quality is located in this sought after private road. The property combines classic design with the best of modern technology including cinema, gym with steam room and wine room. The huge kitchen/family room is custom made.

Master bedroom suite with dressing room
4 further bedrooms (2 en suite) • Family bathroom
Reception room • Dining room • Kitchen/family room
Games room • Media Room • Wine cellar • Utility room
Laundry room • Plant room • 2 guest cloakrooms
Gym with steam room & shower
Lanscaped garden • Garage • Off street parking

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





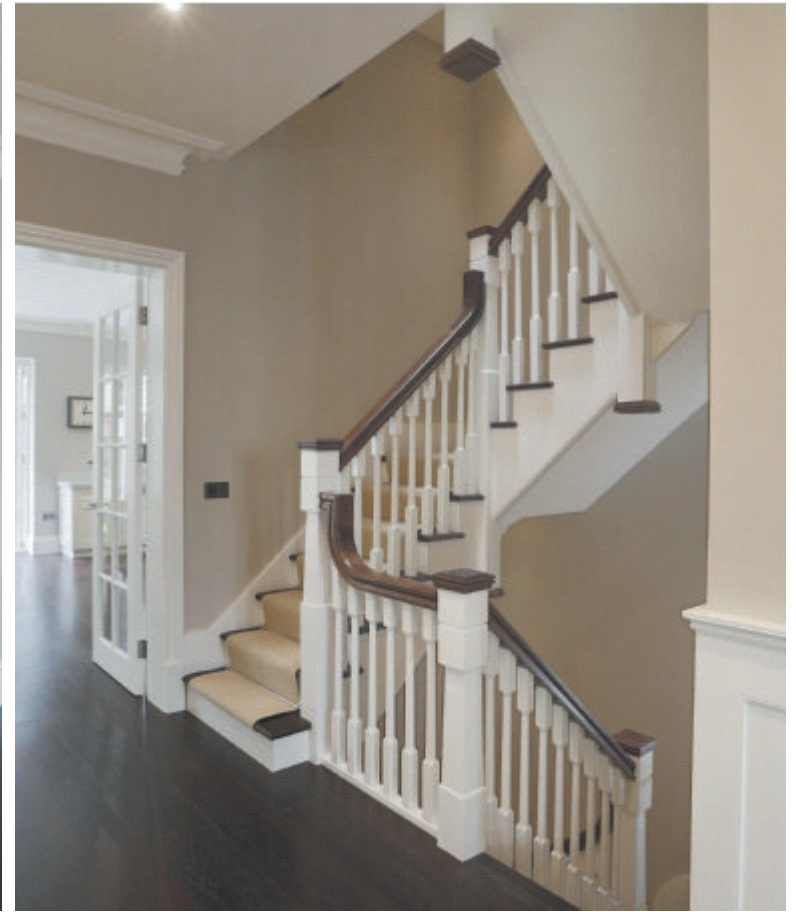
Coombe Hill Road, Coombe Hill, KT2 7DU

Built to exacting standards with great entertaining and family space, stunning finishes and design using the best of modern technology including Control 4 to regulate lighting, entertainment, security, energy and other devices. The ceiling heights and large windows enhance the sense of volume and there is underfloor heating throughout. The elegant reception hall leads to the two formal reception rooms both with living flame gas fires and bespoke cabinets. The kitchen/dining family room is magnificent with bespoke New England style cabinets by Elling of London Cabinet makers with Carrara worktops. The appliances are top of the range including a Wolf professional range, Gaggenau Vario 400 fridge and freezer and two full height wine coolers plus further Miele appliances. There is a bespoke pantry and cloakroom and two sets of bi-fold doors lead to the garden. The lower ground floor has a large cinema/media room, beautifully crafted wine store, laundry room, gymnasium with mirrored wall and exercise bar, steam room in Carrara marble with mood lighting and changing area with shower room. The first floor has a superb master suite with wall to wall oak-lined cupboards, dressing room and large bath/shower room in Nero Marquina and white marble. The two further suites have built in wardrobes and individual bathrooms. Two further bedrooms on the top floor, one with built in King size bed and games room with bathroom. Beautiful landscaped gardens and off street parking to the front. TECHNICAL SPECIFICATION AVAILABLE.

Situation

Coombe Hill Road is one of the most sought after roads within the Private Coombe Hill Estate, well placed for Richmond Park, Wimbledon and Kingston upon Thames and the A3 with routes into Central London and out of Town to the South and West with access to both Heathrow and Gatwick airports. There are excellent local schools including Marymount International, Rokeby, Holy Cross and Coombe Hill Girls and recreational facilities include two golf courses within Coombe Hill, Riding stables and sports/leisure clubs.





Local authority

Royal Borough of Kingston upon Thames

Tenure

Freehold

Price

On application

Viewing

Strictly by appointment with Knight Frank



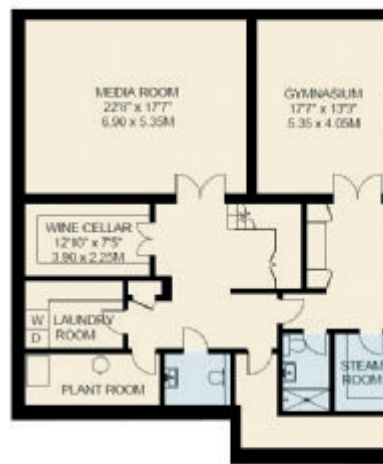
APPROXIMATE INTERNAL FLOOR AREA
6080 SQ. FT. / 564.7 SQ. M.
PLUS 35 SQ. FT. / 3.3 SQ. M.
TOTAL AREA SHOWN ON PLAN
6115 SQ. FT. / 568.0 SQ. M.



FIRST FLOOR 1504 SQ. FT.



SECOND FLOOR 1165 SQ. FT.



LOWER GROUND FLOOR 1506 SQ. FT.



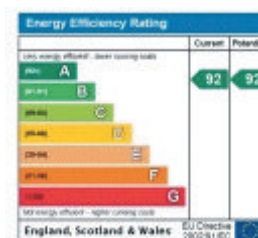
GROUND FLOOR 1852 SQ. FT.

PARKING / FRONT GARDEN
38' x 62'4"
11.60 x 19.00M



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