

BIRCHGLADES

Coombe Park, Kingston upon Thames, Surrey

A Statement London Address

A rare opportunity to purchase an exceptional new home on the exclusive and renowned Coombe Park Private Estate in Surrey.

Set within private landscaped grounds, Birchglades is a beautiful, palatial and supremely elegant detached house offering privacy, sumptuous luxury and an idyllic lifestyle in equal measure.

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| • Grand Reception Hall | • Library |
| • Large bespoke Kitchen & Family Room designed by Grech & Grech | • Games Room |
| • Drawing Room | • Indoor Swimming Pool & Changing Room |
| • Dining Room | • Jacuzzi & Steam Room |
| • Study | • Gymnasium |
| • Master Suite with Dressing Room and Ensuite | • 10 Seat Cinema Room |
| • Two Further Bedroom Suites with Dressing Rooms and Ensuites | • Laundry Room |
| • Three Additional Bedrooms with Ensuites | • Magnificent Gardens |
| | • Garaging for two cars |

Gross internal area approximately 11,345 sqft (1,054 sqm) | Set in about 0.5 acres (0.202 ha)

For sale freehold



▲ Coombe Hill Golf Club

The Location

Coombe Park is a 28 acre, secure, private gated estate, set in leafy surroundings only 6.5 miles from Knightsbridge and within easy reach of central London, with the South Coast, Heathrow and Gatwick airports via the A3 and M25 Motorway.

With Richmond Park on the doorstep, the largest of the capital's eight Royal Parks and the biggest enclosed space in London, its 2,368 acres of natural beauty are home to the beautiful Isabella Plantation, Pembroke Lodge and herds of Red and Fallow deer. This fabulous area is also home to five golf clubs, including the prestigious Coombe Hill Club.

The All England Lawn Tennis Club and Wimbledon Village are a mere 5 minute drive away, where one can enjoy a variety of specialist boutiques and a wide range of restaurants catering for most tastes. Wimbledon Common is also close at hand, where one can enjoy a variety of activities from cycling to horse riding.

Wimbledon Theatre is a popular choice for local residents with many a new production debuted before launching in the West End in addition to Richmond Theatre in Richmond and Rose Theatre in Kingston Town Centre.

Coombe, Kingston and Wimbledon are also home to a wealth of good schools catering for all ages, including private and state with a variety of international educational establishments. There are also private school buses serving schools further afield with pick up points close by.



Richmond Park



Harrods



Selfridges



Harvey Nichols



Fortnum & Mason



The Savoy



Knightsbridge



▲ Front Elevation

Site Plan



The House

Birchglades is an elegant newly built family home completed to the highest specifications with classic elevations set within newly landscaped grounds of half an acre with a South West facing aspect to the rear garden.

Ground floor

- On entering the property one is welcomed with a triple circular atrium illuminated by a dome to the roof height with a sweeping stone clad staircase with wrought iron balustrade, floor uplighters and skirting LED recessed courtesy lights.
- All the lacquered internal panelled doors which measure 2.4m in height offering grandeur openings into the spacious Drawing Room, Dining Room, Study.
- A modern lifestyle Kitchen/Breakfast/Family Room with French doors opening onto the rear garden. The beautiful open plan bespoke kitchen is expertly designed by renowned cabinet makers Grech and Grech with a central island and peninsula granite breakfast bar. The kitchen includes a host of built in appliances and feature a recessed fireplace and a built in television within bespoke cabinetry and book matched marble tiled floor.
- This area will lead into the leisure complex featuring an indoor 10m x 4.75m swimming pool with a slate tiled wall with two water falls under a large domed sky light, a Jacuzzi, changing room with a wet shower, WC and wash hand basin and a separate sauna. There are three sets of French Doors leading onto the terraces with box hedging and outside lighting. From within the pool complex, there are stairs leading down to a very spacious Gym/club room and a separate plant room.

First floor

- From the magnificent Italian marble tiled reception hall the sweeping stone staircase leads to the first floor galleried landing featuring a bespoke built library area with floor to ceiling shelving facing the front garden and elevated views beyond.

- The sumptuous Master Bedroom Suite comprises a private balcony with views over the rear garden, sitting area and a spacious dressing room with bespoke joinery to three walls. The luxuriously appointed en suite bathroom features a walk in wet shower with rain shower head and hand shower attachment, His and Hers wash hand basins, free standing bath, low level WC and bidet.
- In addition to the master suite there are three further bedroom suites two of which have their own dressing rooms and en suite bathrooms.
- All bathrooms throughout the property are of a very high standard with Hans Grohe sanitary fittings, bespoke joinery, book matched marble and modern light fittings.

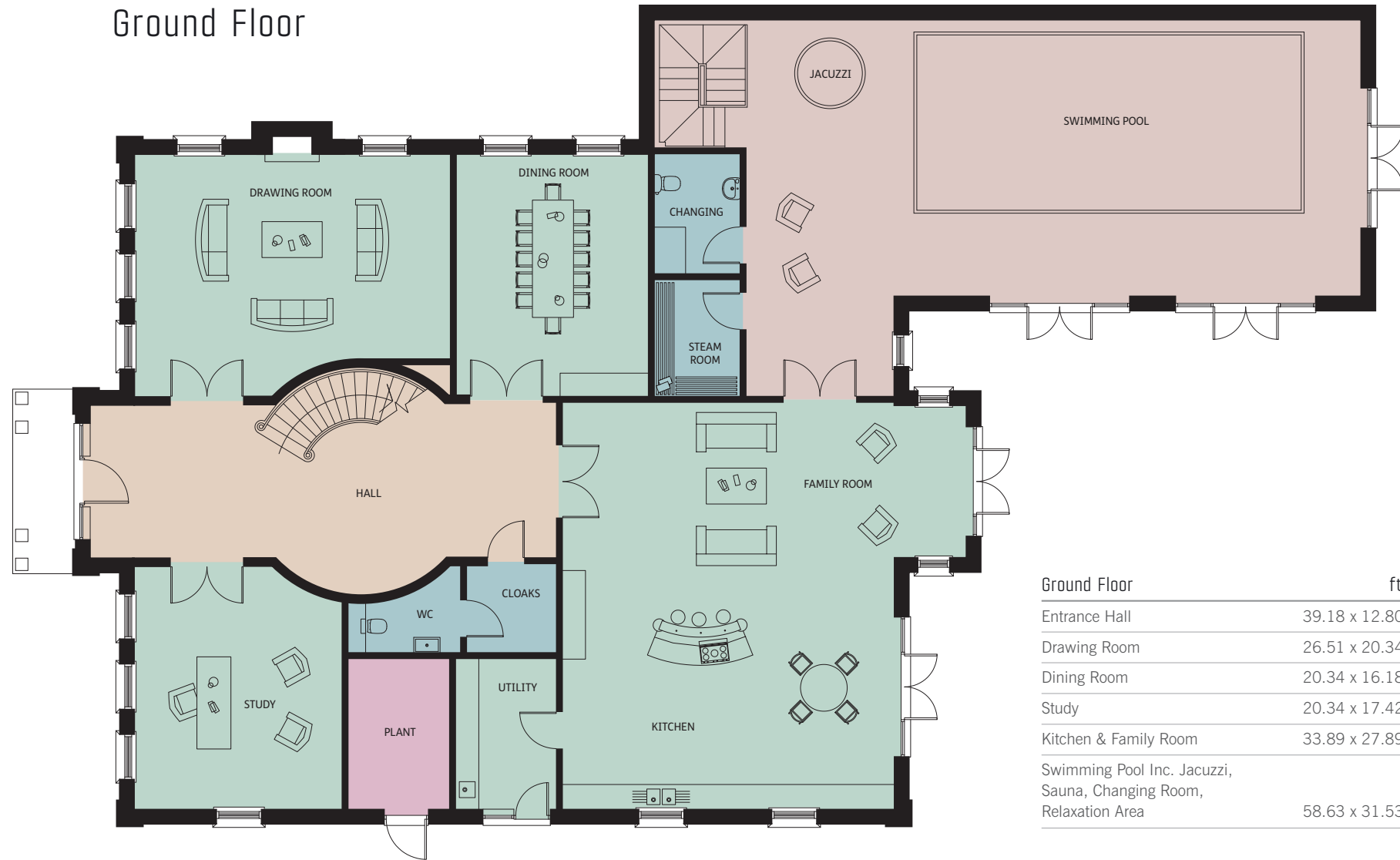
Second floor

- The feature stairwell continues to lead up to the second floor with two further bedroom suites, with bespoke built in wardrobes, a ten seater home cinema with LED lighting and joinery with media equipment room and a separate games room with far reaching views. In addition there is a laundry room, guest cloakroom and a circular dome beautifully illuminating the second floor.

The whole property benefits from full air conditioning, under floor heating to all rooms, quality joinery, Control 4 home automation system for audio, lighting, heating, security cameras, and so much more.



Ground Floor



Ground Floor	ft	m
Entrance Hall	39.18 x 12.80	11.94 x 3.90
Drawing Room	26.51 x 20.34	8.08 x 6.20
Dining Room	20.34 x 16.18	6.20 x 4.93
Study	20.34 x 17.42	6.20 x 5.31
Kitchen & Family Room	33.89 x 27.89	10.33 x 8.50
Swimming Pool Inc. Jacuzzi, Sauna, Changing Room, Relaxation Area	58.63 x 31.53	17.87 x 9.61

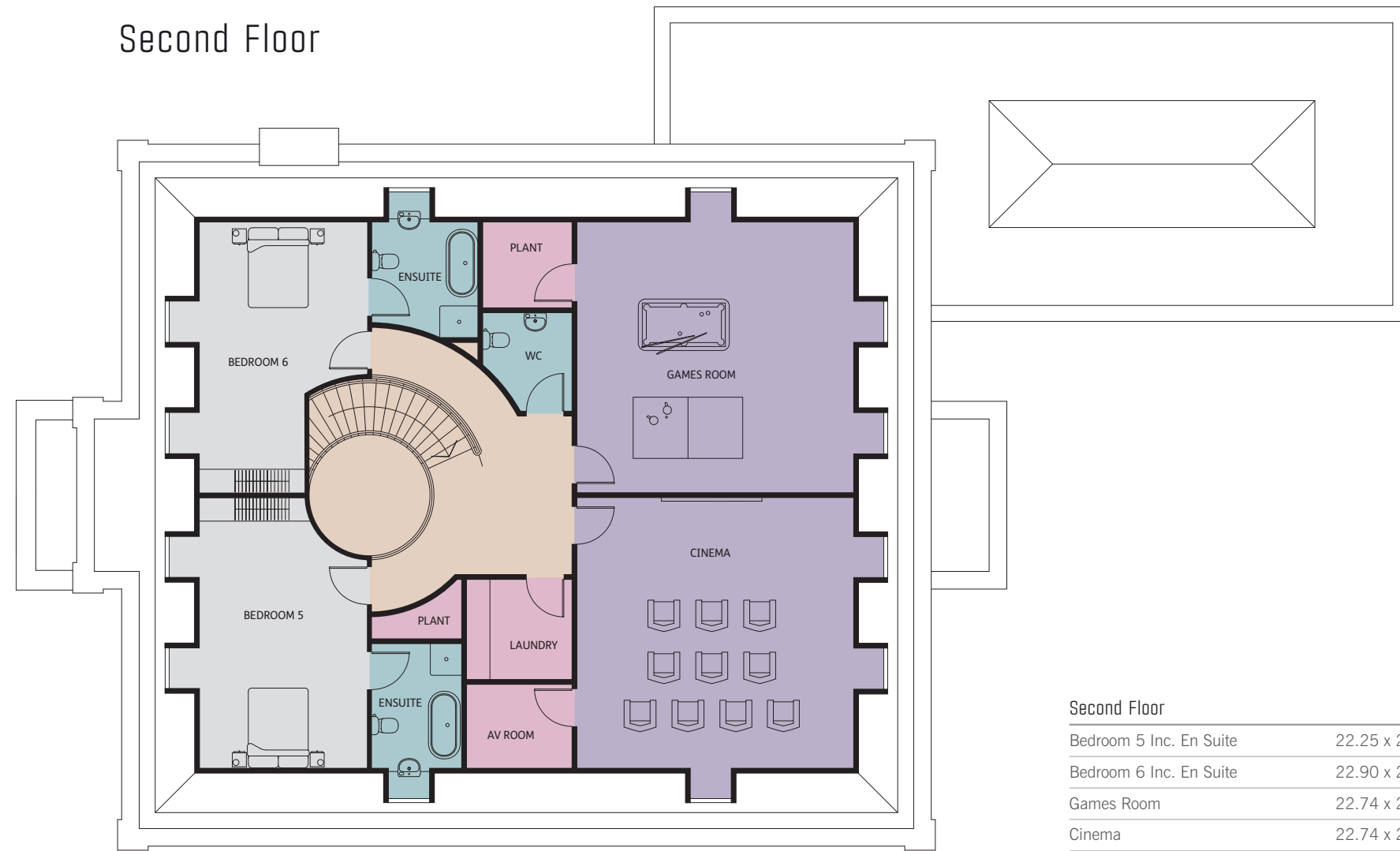
First Floor



First Floor	ft	m
Master Bedroom Suite*	45.84 x 33.83	13.97 x 10.31
Bedroom Suite 2*	33.79 x 20.34	10.30 x 6.20
Bedroom Suite 3*	29.56 x 20.34	9.01 x 6.20
Bedroom Suite 4*	20.34 x 17.42	6.20 x 5.31

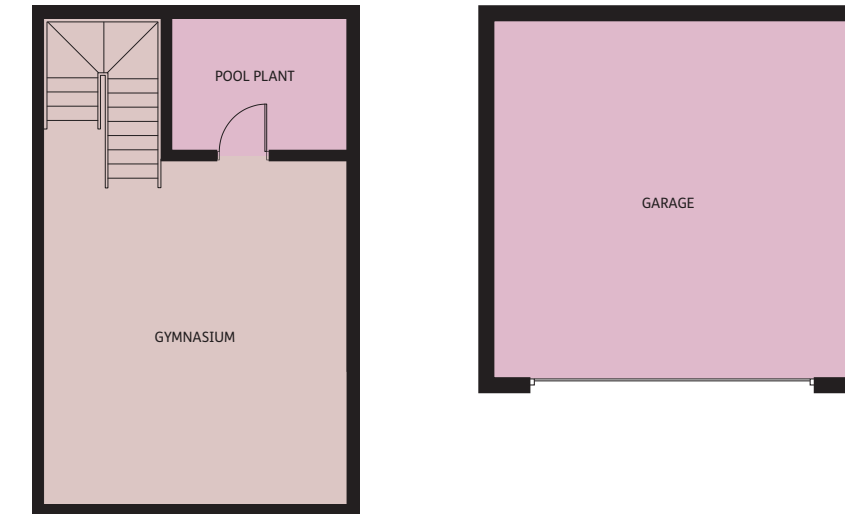
*Including Dressing Room & En Suite

Second Floor



Second Floor	ft	m
Bedroom 5 Inc. En Suite	22.25 x 21.56	6.78 x 6.57
Bedroom 6 Inc. En Suite	22.90 x 22.25	6.98 x 6.78
Games Room	22.74 x 22.25	6.93 x 6.78
Cinema	22.74 x 22.25	6.93 x 6.78

Basement & Garage



Garage	ft	m
	19.68 x 19.68	6.00 x 6.00

Basement	ft	m
Gymnasium	22.11 x 19.19	6.74 x 5.85



▲ Rear Elevation

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▲ Kitchen



↑ Pool

Specification

Birchglades includes the very latest home technology throughout, designed with simplicity and ease of use in mind.

Here are just some of the features:

- Home Cinema with luxurious fabric walls, invisible speakers, 136" screen, JVC 4K projector, motorised Lutron black-out blinds, Control4 remote control system and a Sonance 7.1.4 Dolby Atmos surround sound system.
- Custom engraved Lutron Homeworks QS lighting keypads throughout, allowing intuitive one-touch control of your lighting and music.
- Lighting and heating control compatible with Amazon Alexa voice control (Amazon Echo's not included).
- Sonos music system via integrated ceiling speakers throughout, including all guest bedroom suites. Basic control of music functions available via Lutron lighting keypads. Full control via smartphone app.
- 6 intelligent High Definition CCTV cameras with recorder can be viewed on any of the 5 wireless touch panels or the Control4 smartphone app.
- Video gate entry system available on any of the 5 wireless touch panels.
- Simple to use, unified control of heating and cooling via any of the 5 wireless touch panels or the Control4 smartphone app.
- Integrated heating and cooling system utilises virtually invisible in-wall temperature sensors to reduce 'wall clutter' and minimise impact on the decor.
- Fast and reliable Wi-Fi is provided throughout via a high quality network with 12 wireless access points.
- CAT6 infrastructure cabling including cabling for 4K/UHD video distribution and compatible with Sky Q.
- Pre-wire for Lutron Sivoia electric blinds and curtains to Kitchen, Master Suite, Bedroom 2 Suite, Games Room.

Garden and grounds

The gardens benefit from a full irrigation system, water harvesting tank, landscape lighting, mature lawn and new border bushes and trees.

The block paved forecourt is gated with a video entry phone and benefits from a double width garage with a remote control garage door. The borders are either fenced or walled and offer full seclusion and security.

Services

Mains water and electricity. Private drainage and gas fired central heating. The whole property benefits from full air conditioning, under floor heating to all rooms, quality joinery, Control 4 home automation system for audio, lighting, heating, security cameras, and so much more.

Fixtures and fittings

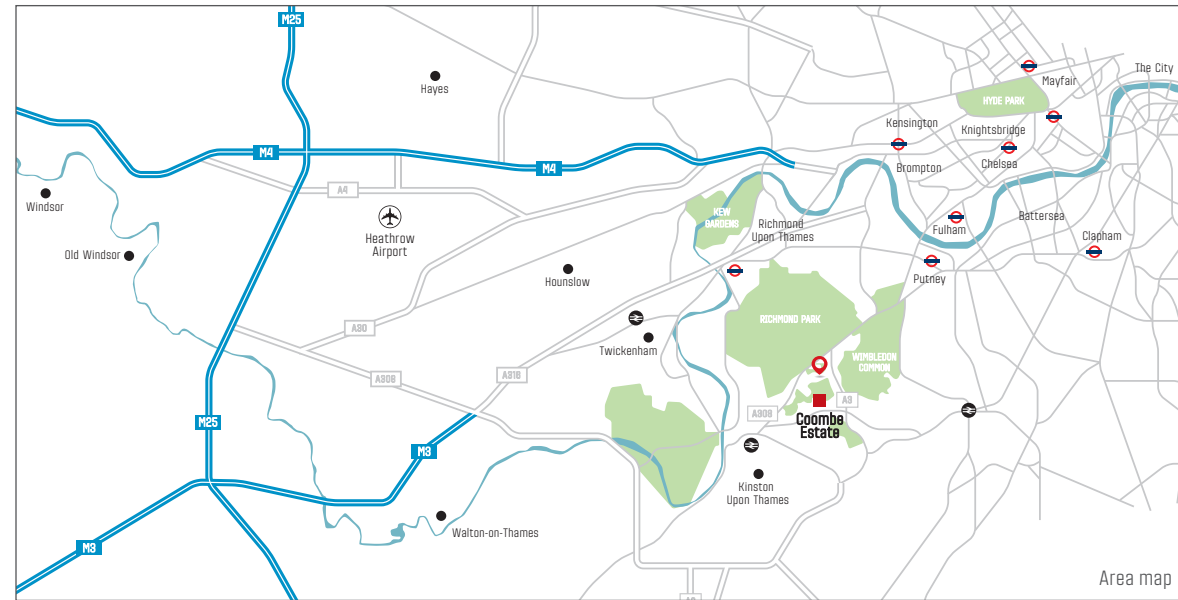
Any fitted carpets are included in the sale but all other items known as fixtures and fittings; including curtains, light fittings, garden ornaments and equipment are excluded from the sale though some may be available for purchase by separate negotiation.

Local Authority

The Royal Borough of Kingston upon Thames.

Viewings

All viewings must be made strictly by appointment only through the vendors' sole selling agents.



Sat Nav Reference – KT2 7JB

Distances:

Central London	10 miles	30 minutes
Richmond Park	1.4 miles	5 minutes
Kingston Upon Thames	2 miles	8 minutes
Heathrow Airport	11 miles	35 minutes
Wimbledon	4 miles	11 minutes
London City Airport	17 miles	1 hr 17 minutes

Important Notice – 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. The Agent has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position relating to the property may change without notice. Particulars dated April 2017.

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