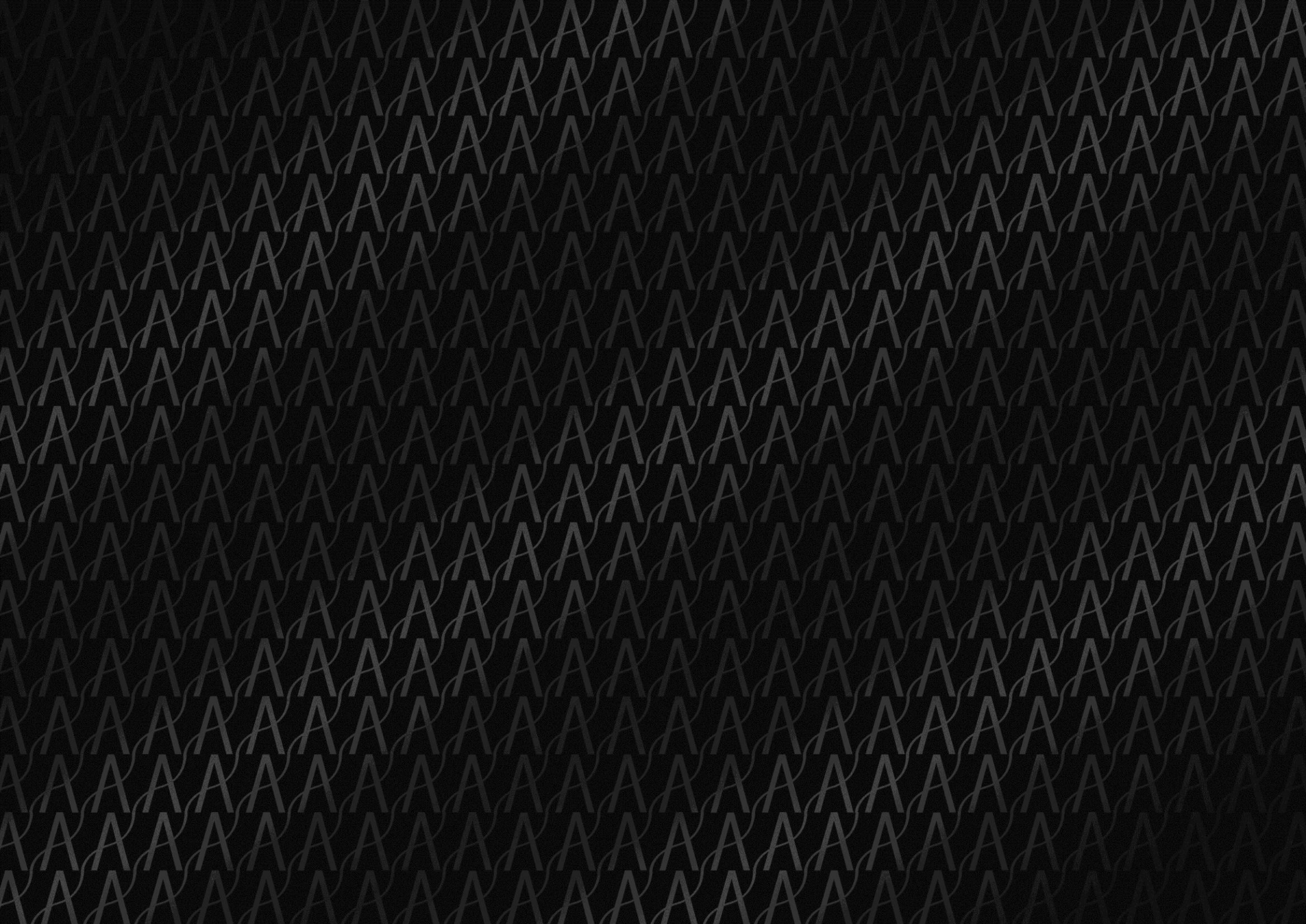




CADOGAN HOUSE

THE COOMBE ESTATE
KINGSTON UPON THAMES







CADOGAN HOUSE

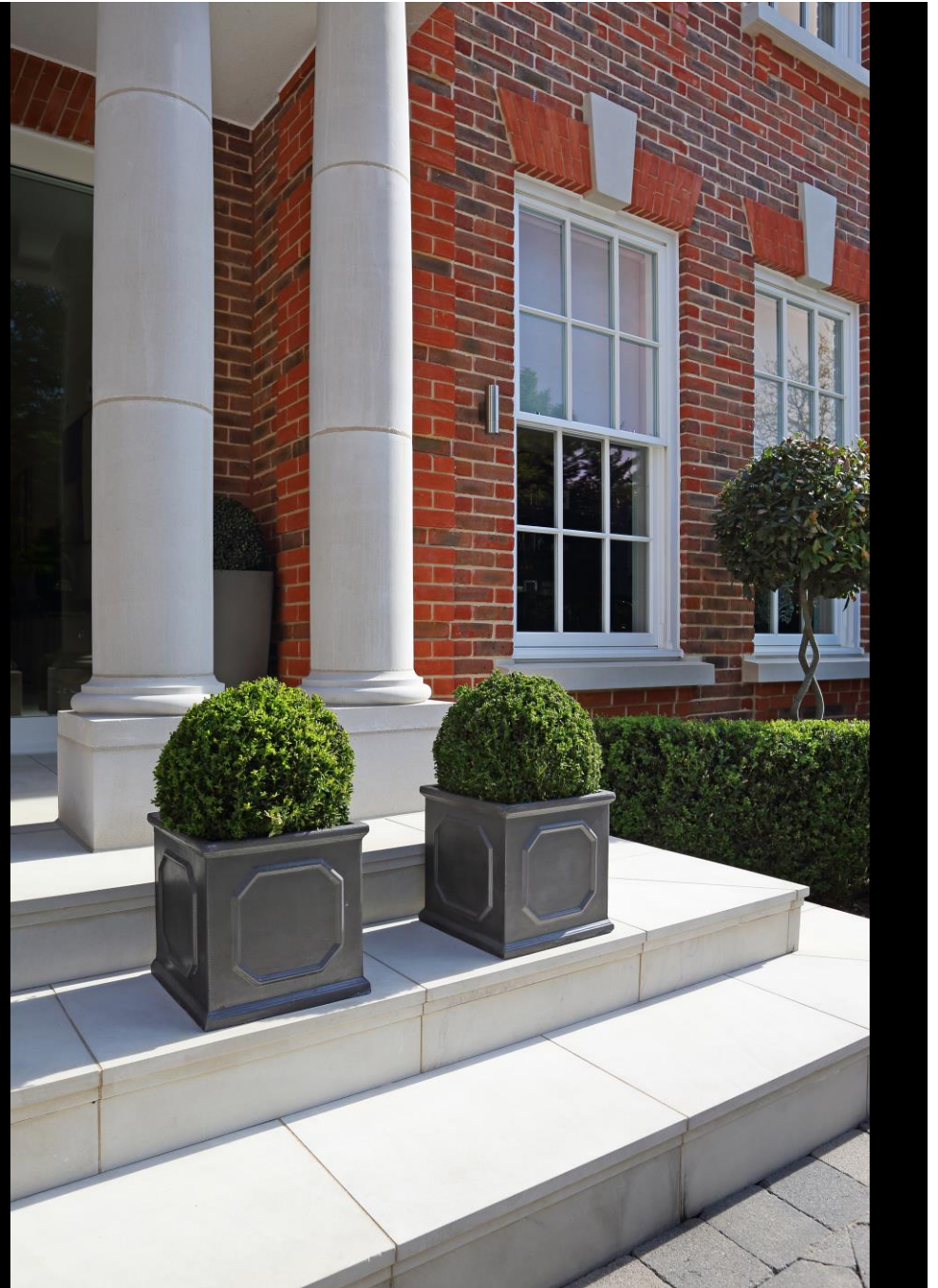
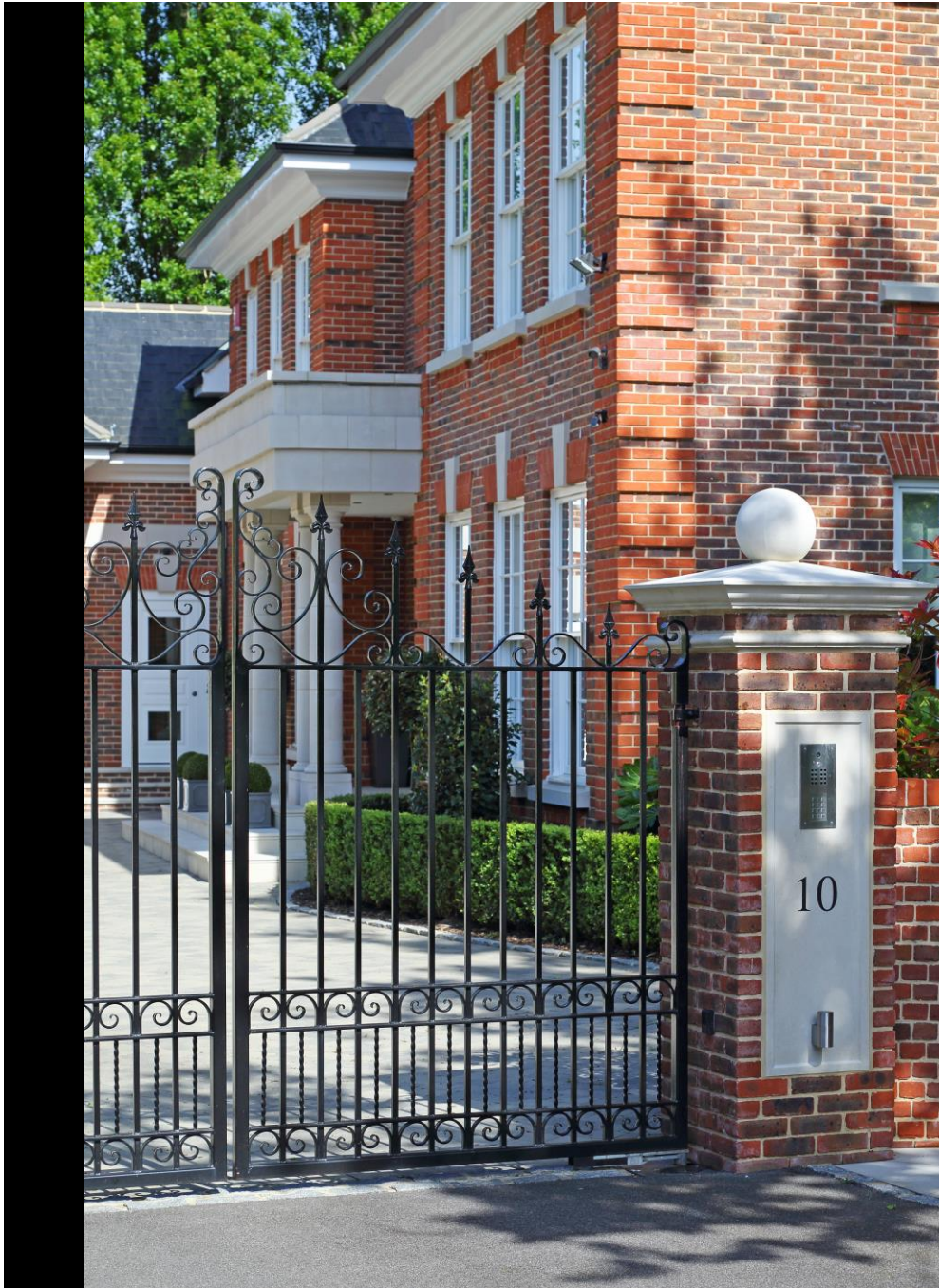
THE COOMBE ESTATE
KINGSTON UPON THAMES

Construction is underway for a classically designed neo-Georgian detached house of approximately 8,118ft² (754m²) Gross Internal Area with anticipated build completion to be in June 2018. Located in an elevated position with views over London and in one of the finest private roads within the exclusive Coombe Estate, Cadogan House is sat within a plot of 0.4 acres (0.16 hectares) with a west backing orientation and benefits from a gated in and out driveway.





A Computer Generated Image of the front elevation of the proposed house finished in red brick with contrasting brick and stone detailing







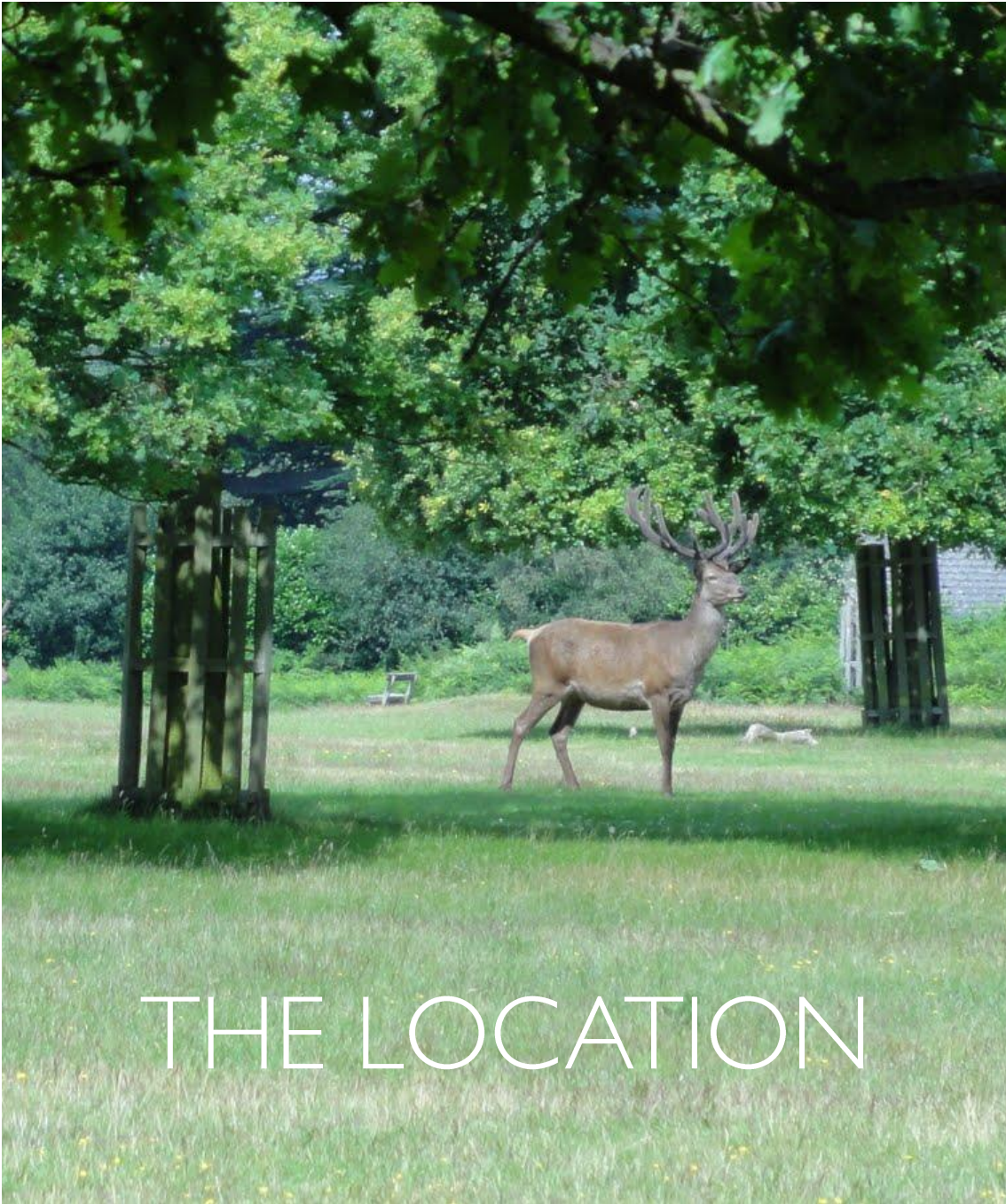
A Computer Generated Image of the rear elevation of the proposed house finished in red brick with contrasting brick and stone detailing.



A similar but smaller (5,000ft²) new build property recently completed by Avicam Homes.



An example of a landscaped garden with granite pathways and terraces.



THE LOCATION



This exclusive private location is the hidden gem of the Coombe area, a private estate of just 33 houses discretely located off Kingston Hill. At only 7 miles from Knightsbridge and within easy reach of central London, the south coast and Heathrow and Gatwick airports via the A3 and M25 motorway, the location is superbly convenient.

Located a short walk from Richmond Park, the largest of the capitals eight Royal Parks. At 2,368 acres of natural beauty it is home to the beautiful Isabella Plantation, Pembroke Lodge and herds of Red and Fallow deer, providing a picturesque setting in which to picnic, go horse ridings, jogging or just take a leisurely walk. The area also offers a wide range of recreational activities including boating on the River Thames, 8 prestigious golf courses between Coombe, Wimbledon and Richmond, tennis, squash and fitness at the Roehampton Club and David Lloyd Leisure Centre (as well as the All England Club in Wimbledon), horse racing at Sandown, Ascot and Kempton Park, quality theatres in Richmond and Wimbledon and numerous superb restaurants, boutiques and shops in every direction.

In the Coombe/Wimbledon area there are some excellent schools in the private and public sector including Rokeby for boys, Coombe Hill Girls School, Kings College, Wimbledon High, Holy Cross for girls and Marymount International School.

TECHNICAL DETAILS

SETTING

Cadogan House is a substantial detached home set in a large garden with a gated in and out driveway and with far reaching elevated views over London to the front.

PROPERTY

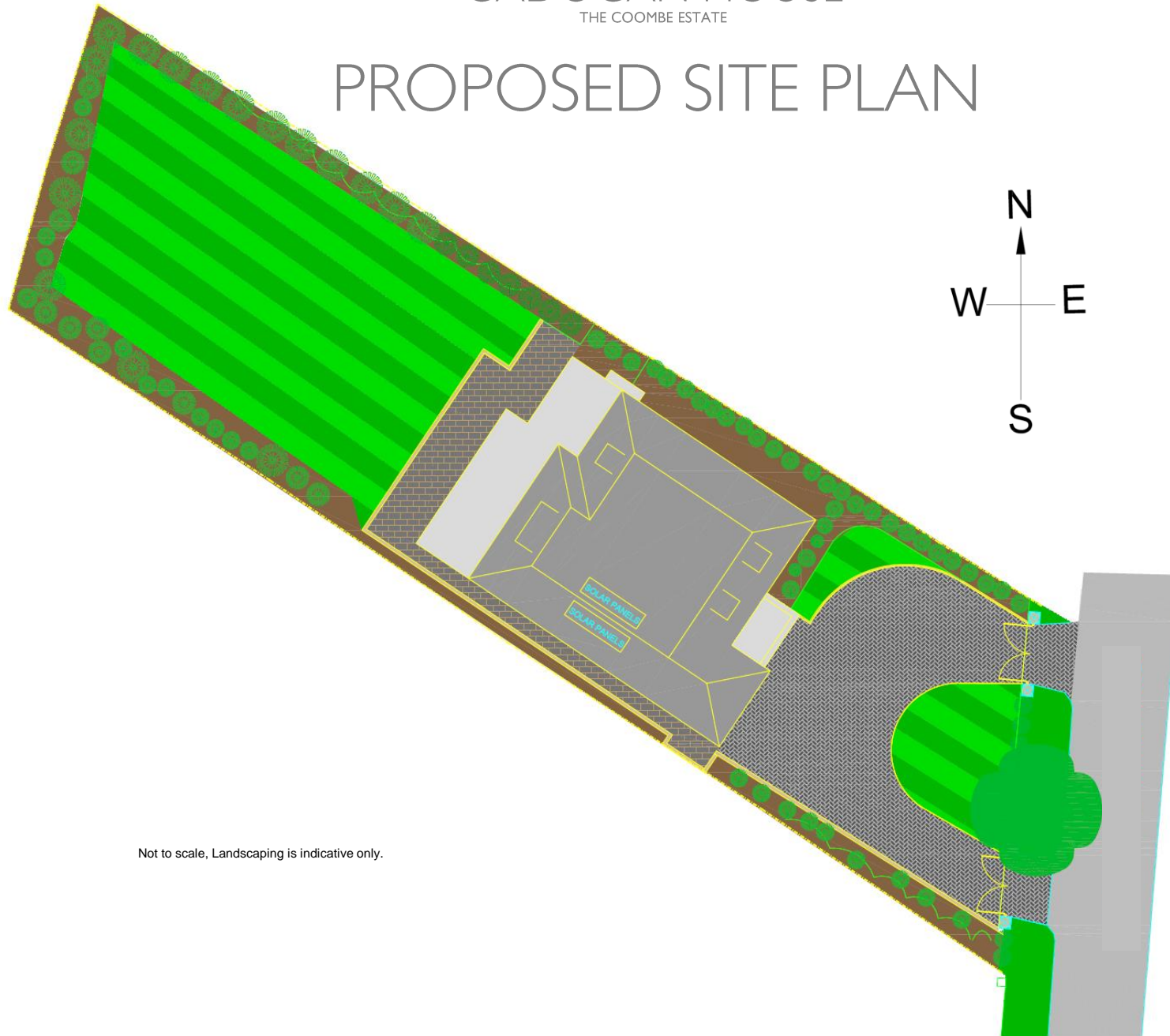
GROUND FLOOR.....3,423 SQ FT – 318 SQ M
FIRST FLOOR.....2,745 SQ FT – 255 SQ M
SECOND FLOOR.....1,949 SQ FT – 181 SQ M

TOTAL GROSS INTERNAL AREA: 8,118 SQ FT - 754 SQ M
TOTAL GROSS EXTERNAL AREA: 8,686 SQ FT - 806 SQ M



CADOGAN HOUSE
THE COOMBE ESTATE

PROPOSED SITE PLAN

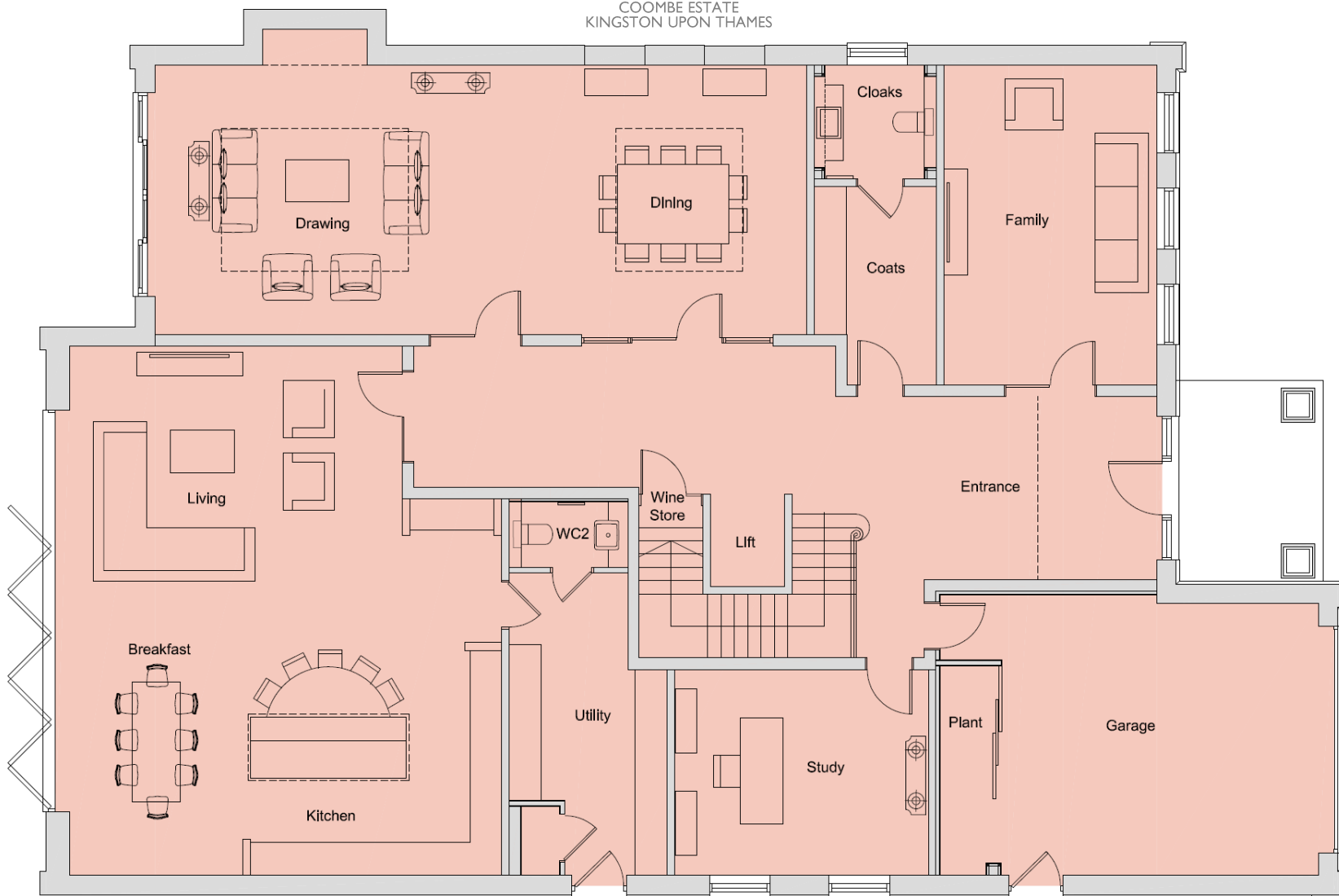


Not to scale, Landscaping is indicative only.



CADOGAN HOUSE

COOMBE ESTATE
KINGSTON UPON THAMES



GROUND FLOOR

A large, dark gray, stylized letter 'A' is positioned on the right side of the page, extending from the top to the bottom. The 'A' is composed of thick, solid lines and is partially overlaid by the text 'RECEPTION HALL'.

RECEPTION HALL



ENTRANCE HALL TO A SIMILAR BUT SMALLER PROPERTY PREVIOUSLY CONSTRUCTED ON THE COOMBE ESTATE.



CHOICE OF EITHER GLASS WITH WOOD OR LEATHER HANDRAIL OR WROUGHT IRON WITH POLISHED NICKEL HANDRAIL TO THE STAIRCASE BALUSTRADE, AS EXAMPLED ABOVE. EXAMPLE OF A WINE STORE PREVIOUSLY FITTED IN AN AVICAM HOME.



ENTRANCE HALL TO A SIMILAR BUT SMALLER PROPERTY PREVIOUSLY CONSTRUCTED ON THE COOMBE ESTATE WITH WROUGHT IRON AND POLISHED NICKLE HANDRAIL.



ENTRANCE HALL TO A SIMILAR BUT SMALLER PROPERTY PREVIOUSLY CONSTRUCTED ON THE COOMBE ESTATE.



EXAMPLE OF A SIMILAR LIFT
WHICH SERVES ALL 3 FLOORS
AND IS ACCESSED OFF THE
ENTRANCE HALL.



A large, stylized, dark grey graphic of the letters 'AR' is positioned in the background, partially overlapping the text. The 'A' is a simple triangle, and the 'R' is a thick, curved shape.

RECEPTION ROOMS



DINING ROOM OF A SIMILAR BUT SMALLER PROPERTY PREVIOUSLY CONSTRUCTED ON THE COOMBE ESTATE.



DRAWING ROOM FROM A SIMILAR PROPERTY PREVIOUSLY CONSTRUCTED ON THE COOMBE ESTATE.



EXAMPLE OF A SIMILAR FIREPLACE FITTED TO A PREVIOUSLY CONSTRUCTED HOME ON THE COOMBE ESTATE.

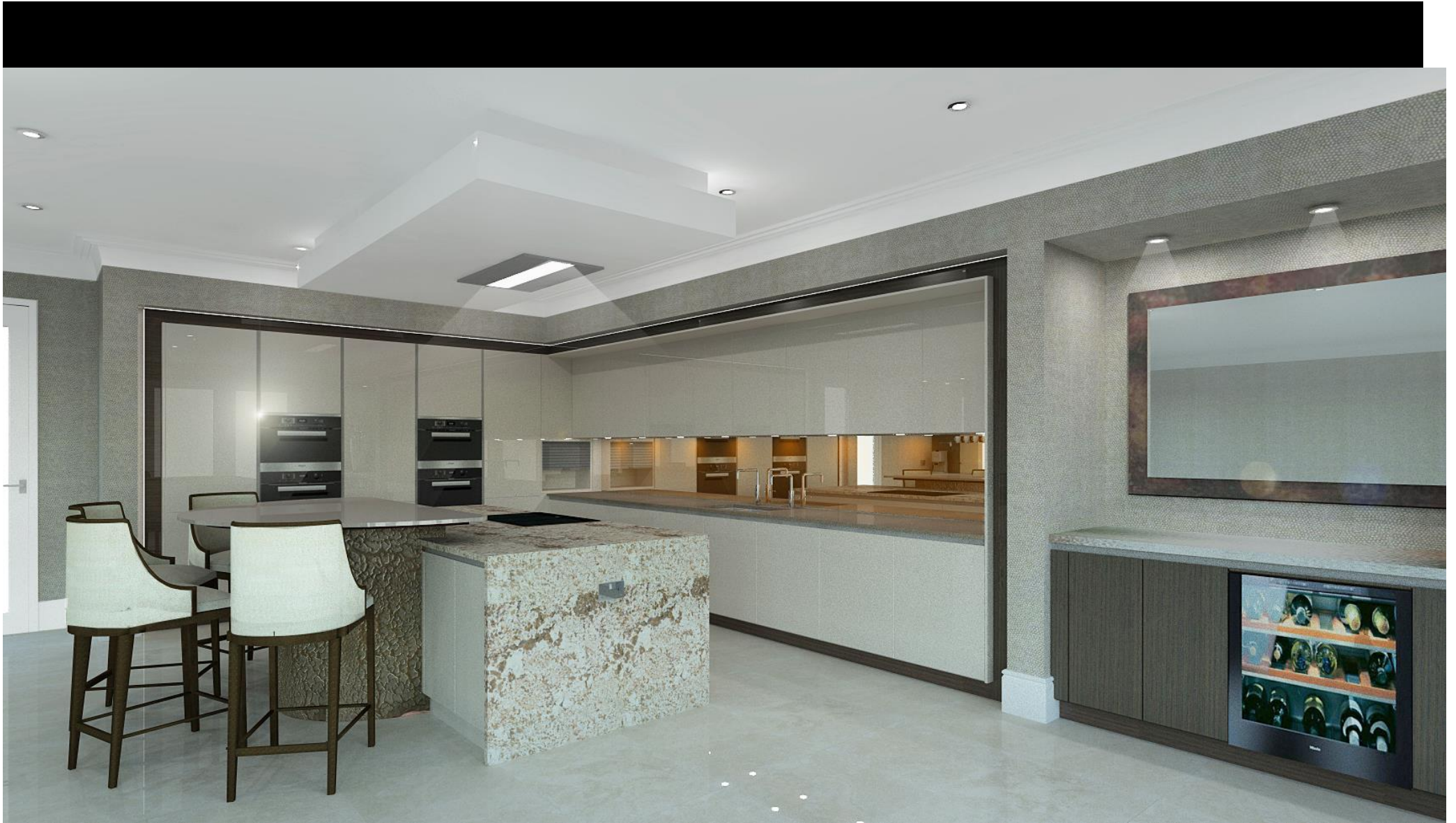
KITCHEN AND FAMILY ROOM



EXAMPLE OF A KITCHEN / BREAKFAST / LIVING SUPER ROOM OF A SIMILAR BUT SMALLER PROPERTY PREVIOUSLY CONSTRUCTED ON THE COOMBE ESTATE.



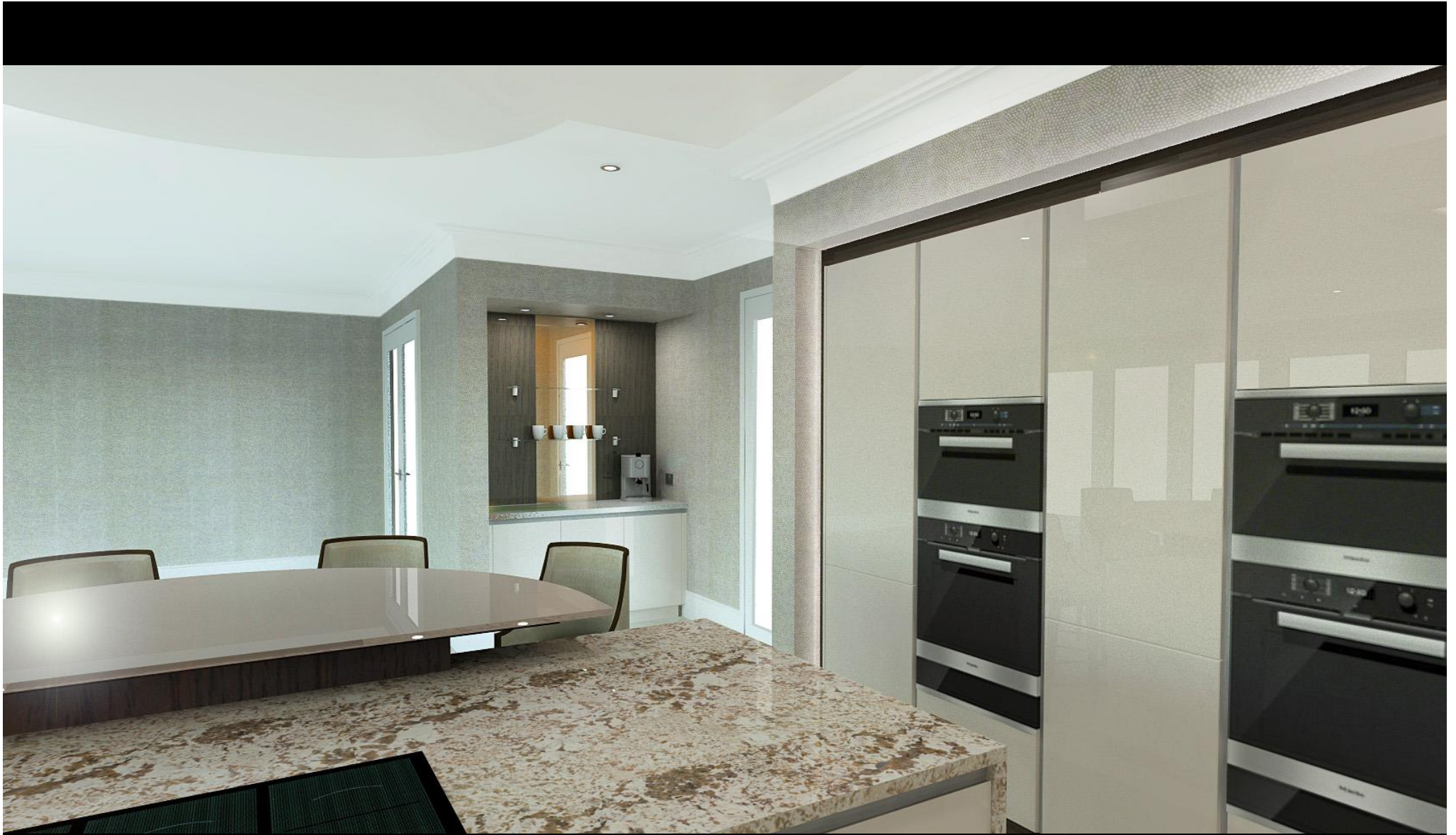
EXAMPLE OF A KITCHEN / BREAKFAST / LIVING SUPER ROOM OF A SIMILAR PROPERTY PREVIOUSLY CONSTRUCTED BY AVICAM HOMES.



A DRAFT CGI OF THE PROPOSED KITCHEN LAYOUT AND STYLE.



A DRAFT CGI OF THE PROPOSED KITCHEN LAYOUT AND STYLE.



A DRAFT CGI OF THE PROPOSED KITCHEN LAYOUT AND STYLE.

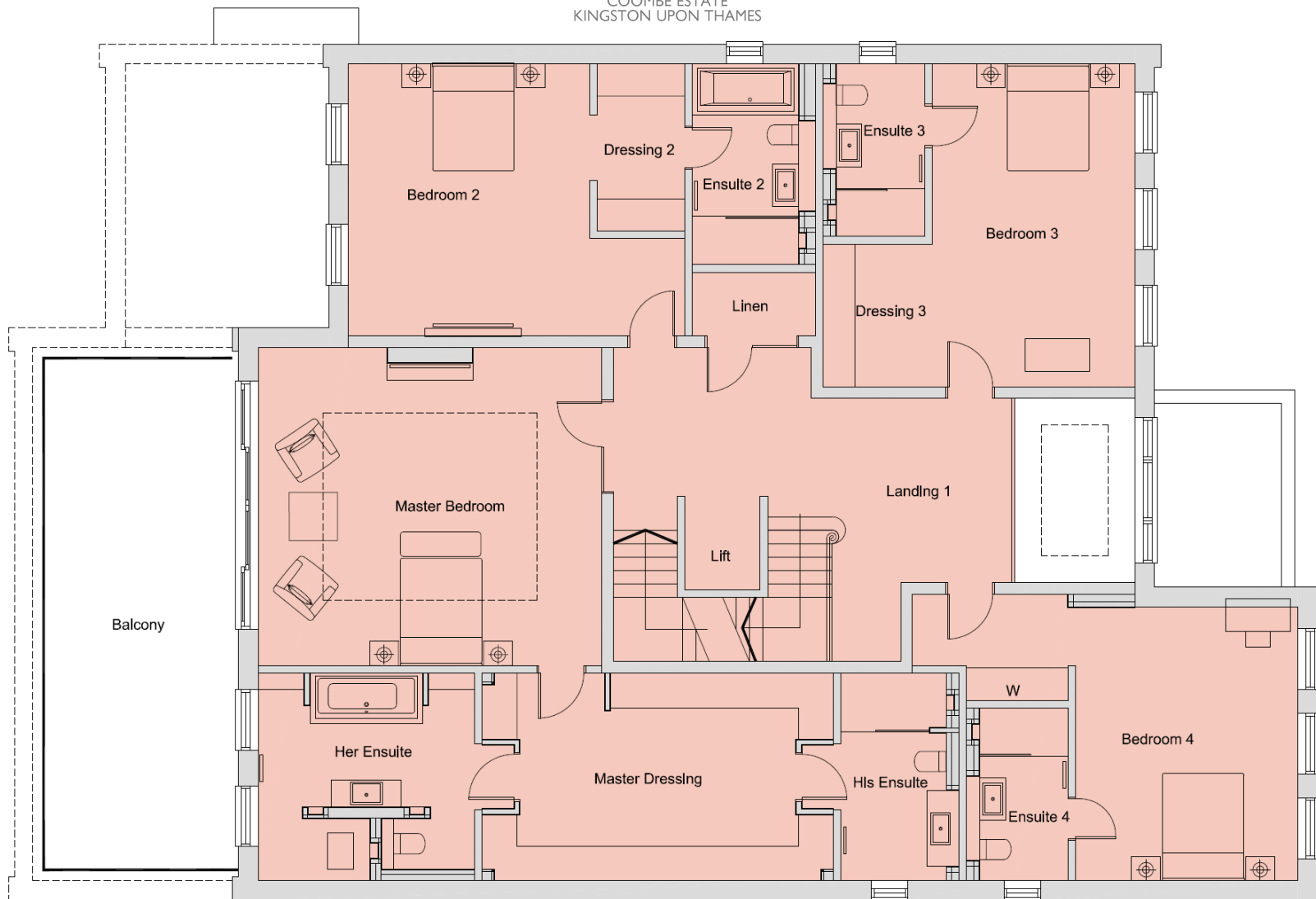


EXAMPLE OF A FAMILY ROOM IN A PREVIOUSLY CONSTRUCTED HOME ON THE COOMBE ESTATE.



CADOGAN HOUSE

COOMBE ESTATE
KINGSTON UPON THAMES



FIRST FLOOR



MASTER BEDROOM SUITE



EXAMPLE OF A MASTER BEDROOM SUITE FROM A PREVIOUSLY CONSTRUCTED HOME.



EXAMPLE OF A MASTER BEDROOM DRESSING ROOM FROM A PREVIOUSLY CONSTRUCTED HOME.



EXAMPLE OF A MASTER EN-SUITE BATHROOM FROM A PREVIOUSLY CONSTRUCTED HOME



EXAMPLE OF A MASTER EN-SUITE BATHROOM FROM A PREVIOUSLY CONSTRUCTED HOME.

A large, dark grey, stylized graphic of the letters 'AR' is positioned in the background, centered vertically and horizontally. The letters are composed of thick, solid strokes. The 'A' is a simple triangle with a horizontal bar, and the 'R' is a vertical stem with a curved top and a small tail at the bottom right. The background is a solid black color.

SECONDARY BEDROOM SUITES

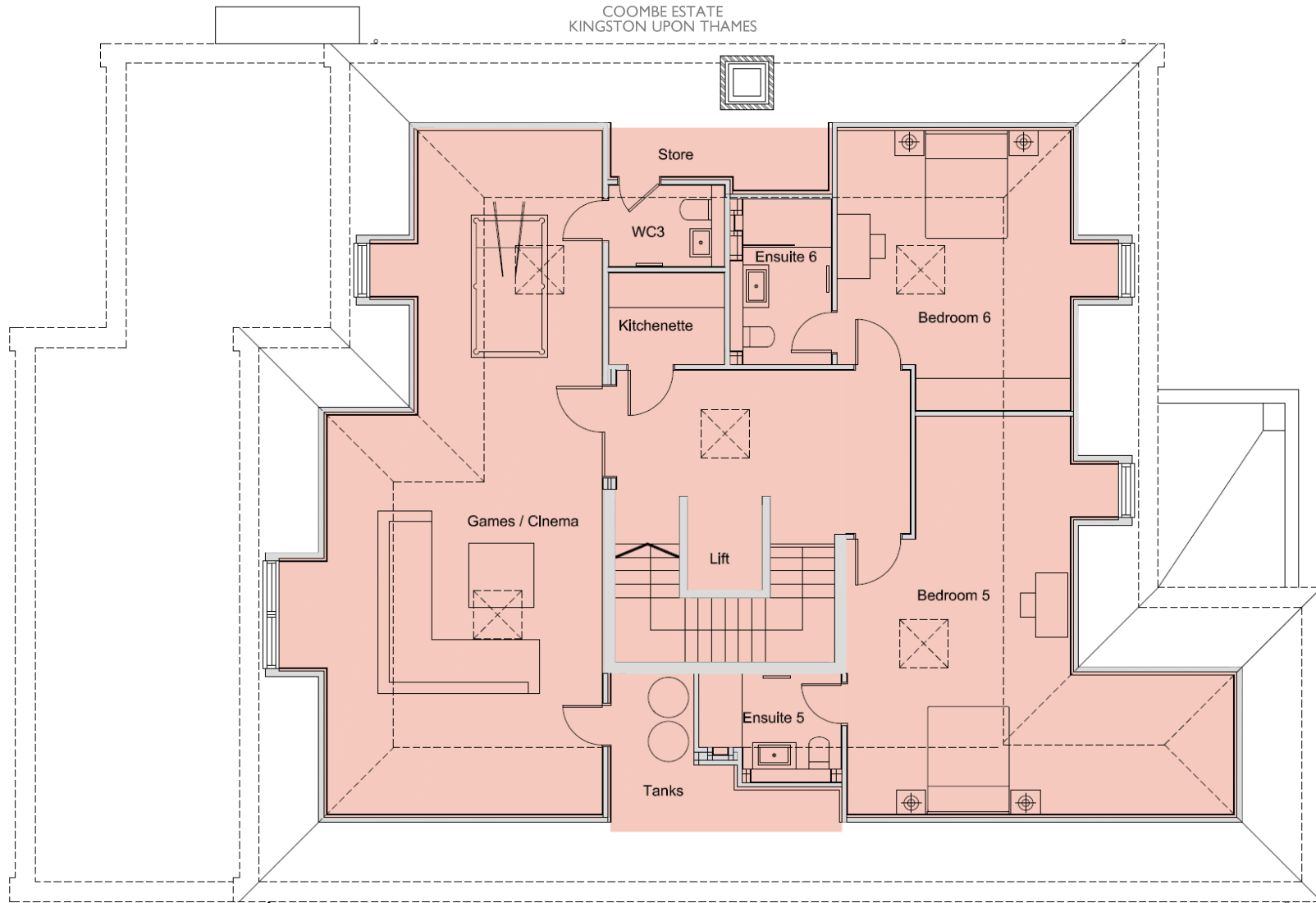


EXAMPLE OF A SECONDARY BEDROOM SUITE FROM A PREVIOUSLY CONSTRUCTED HOME.



EXAMPLE OF A SECONDARY EN-SUITE BATHROOM FROM A PREVIOUSLY CONSTRUCTED PROJECT

A
CADOGAN HOUSE
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KINGSTON UPON THAMES



SECOND FLOOR



EXAMPLE OF A TOP FLOOR BEDROOM SUITE FROM A PREVIOUSLY CONSTRUCTED HOME.



EXAMPLE OF A SECONDARY EN-SUITE BATHROOM FROM A PREVIOUSLY CONSTRUCTED HOME.

A large, dark grey, stylized logo consisting of the letters 'A' and 'R' intertwined. The 'A' is formed by two thick, slightly curved lines that meet at the top and bottom. The 'R' is formed by a thick vertical line and a thick curved line that starts from the top right and loops around to the bottom left, crossing the 'A'.

GAMES / CLUB ROOM



EXAMPLE OF A CLUB / CINEMA ROOM FROM A PREVIOUSLY CONSTRUCTED HOME.



EXAMPLE OF A CLUB / CINEMA ROOM FROM A PREVIOUSLY CONSTRUCTED HOME.

THE FOLLOWING SPECIFICATION IS ONLY OUTLINE AND DEPENDING ON THE STAGE OF CONSTRUCTION THE PURCHASER WILL BE ABLE TO ALTER AREAS OF THE SPECIFICATION TO SUIT THEIR PERSONNEL TASTES.

EXTERNAL FAÇADE

Traditionally built using handmade red brick with contrasting brick and stone detailing, a slate roof and aluminium guttering with leaf guard.

EXTERNAL WINDOWS AND DOORS

High security entrance and garage doors. High performance double-glazed timber sliding sash windows and patio doors to drawing room and bi-fold aluminium doors to kitchen / breakfast / living room.

WALL FINISHES

Polished stone feature walls to master en-suite bathrooms. Porcelain tiles to other bathrooms.



FLOOR FINISHES

Polished stone floors to reception hall, kitchen/ breakfast / living room, cloakrooms, utility room and staircase.

Drawing room, dining room and study to have hard wood timber flooring.

Porcelain tiles to master en-suite bathrooms and to all secondary bathrooms, garage and plant rooms.

Carpet to family room, games / cinema room, all bedrooms, dressing rooms and landings.

INTERNAL DOORS

Generally 2.4 metres high (ground floor) and 2.3 metres high (first floor) and 2 metres (second floor). Feature and panelled painted doors throughout (glazed and solid).

CEILING

Feature coffers or ceiling detail with atmospheric lighting to dining room, drawing room, family room, kitchen / breakfast / living room, master bedroom suite and bedrooms 2,3 and 4.

Double height galleried reception hall, 6.3 metres high into ceiling detail on first floor.

Ornate cornices to ground and first floor.

GLAZED SCREENS

Full height glass screen with glazed doors to dining hall (2.7 metres high).

LIFT

All 3 floors are serviced by a stainless steel and mirror clad passenger lift.



STAIRCASES

Grand staircase leading to the first and second floors with the option for ornate wrought iron balustrade and polished nickel hand rail or glazed balustrade with timber or leather clad handrail.

JOINERY & FITTINGS

Bespoke designed fully fitted joinery to main kitchen, utility, cloakrooms, all dressing rooms and wardrobes and all bathrooms. Bespoke made TV units to all TVs.

FIREPLACES

Individually-styled contemporary horizontal fireplace to drawing room.

SANITARY APPLIANCES

Villeroy and Boch white goods throughout. Hansgrohe, Dorn Bracht and Vado fittings throughout.

KITCHEN APPLIANCES

Miele appliances including two ovens with warming drawers, combi microwave oven, steam oven, induction hob, 2 no. fridge and freezer, wine coolers, dishwasher, multi-function tap, washing machine and tumble dryer.

LIGHTING

Whole house Rako lighting control system with multiple scene settings internally and externally.

AUDIO VISUAL SYSTEM

Whole house audio visual system with speakers and TV screens in all bedrooms, club room, study, family room and kitchen / breakfast room.



CLUB ROOM

Pre-wired for a 3 metre projector screen and cinema home entertainment theatre.

HEATING AND VENTILATION

Under floor heating throughout.

Air conditioning to the dining room, drawing room, study, family room, kitchen / breakfast / living room, master bedroom suite and second floor rooms.

SECURITY

High level NACOSS approved security system with video gate entry system. Other confidential security measures.

GARDENS AND GROUNDS

Wrought Iron automated security gates to entrances, giving access to a large drive way and an oversized garage.

Granite paved terraces and formal lawns.

Mature trees to all boundaries, garden planting with irrigation and feature garden lighting.

BUILDING WARRANTY

The property benefits from a 10 year BLP building warranty.

**ALL OF THE ABOVE IMAGES ARE A
SELECTION OF INTERIOR PHOTOGRAPHS
FROM PREVIOUS AVICAM HOMES
DEVELOPMENTS.**



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