



COOMBE HILL ROAD

Kingston Upon Thames, KT2



MODERN HOUSE OF EXCEPTIONAL QUALITY

Five-bedroom detached house near Wimbledon and Kingston.



Local Authority: London Borough of Kingston Upon Thames

Council Tax band: H

Tenure: Freehold

Guide Price: £4,750,000



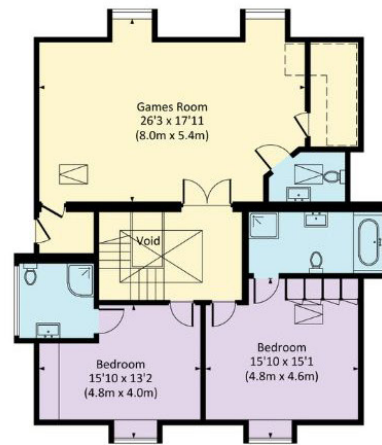
COMBINING CLASSIC DESIGN WITH MODERN TECHNOLOGY

This superbly modern residence of exceptional quality is located on a sought-after private road. The property is built to exacting standards with great entertaining and family space. It features 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 a contemporary modern kitchen space with top-of-the-range Gaggenau appliances, a bespoke pantry, cloakroom and bi-fold doors leading to the garden. The first floor has a superb master suite with wall-to-wall oak-lined Doca bespoke cupboards, a dressing room and a large bathroom.

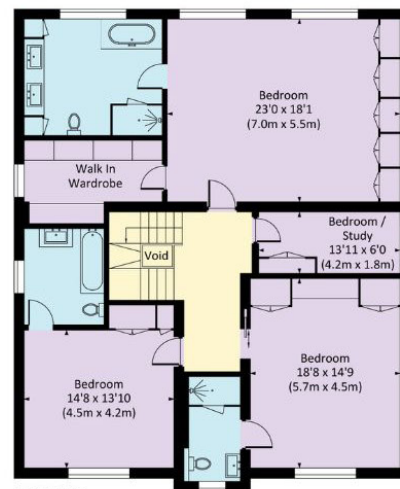






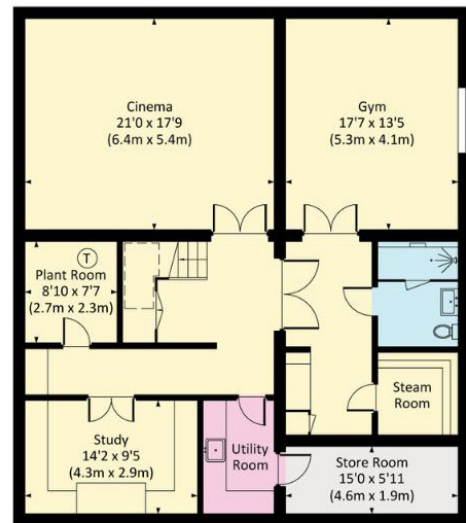


SECOND FLOOR



FIRST FLOOR

= Reduced headroom below 1.5m / 5'0



LOWER GROUND FLOOR



GROUND FLOOR

Approximate Gross Internal Area = 608.2 sq m / 6546 sq ft
Including Reduced Headroom, Outbuildings = 626.6 sq m / 6744 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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