



George Road,
Kingston upon Thames
KT2





The guide price is available upon request

Unfurnished



Exceptional stately home in the heart of the Coombe Estate.



Available to rent is this outstanding, Edwardian family house, situated in the heart of the Coombe Hill Estate and within these beautifully landscaped grounds.

This breath-taking property offers impeccable style throughout and the grounds include a 16th Century Conduit House believed to have been built under instruction of Cardinal Wolsey whilst building Hampton Court Palace.

The ground floor includes the majority of the living accommodation with six reception rooms including a good size drawing room, formal dining room, beautiful kitchen/breakfast/family room and views over the stunning gardens. There is also a self-contained staff flat ideal for staff or guests.



Over the first and second floors, there is a grand principal bedroom suite with luxury en suite bathroom and two dressing areas, seven further bedrooms and six further bathroom/shower rooms.

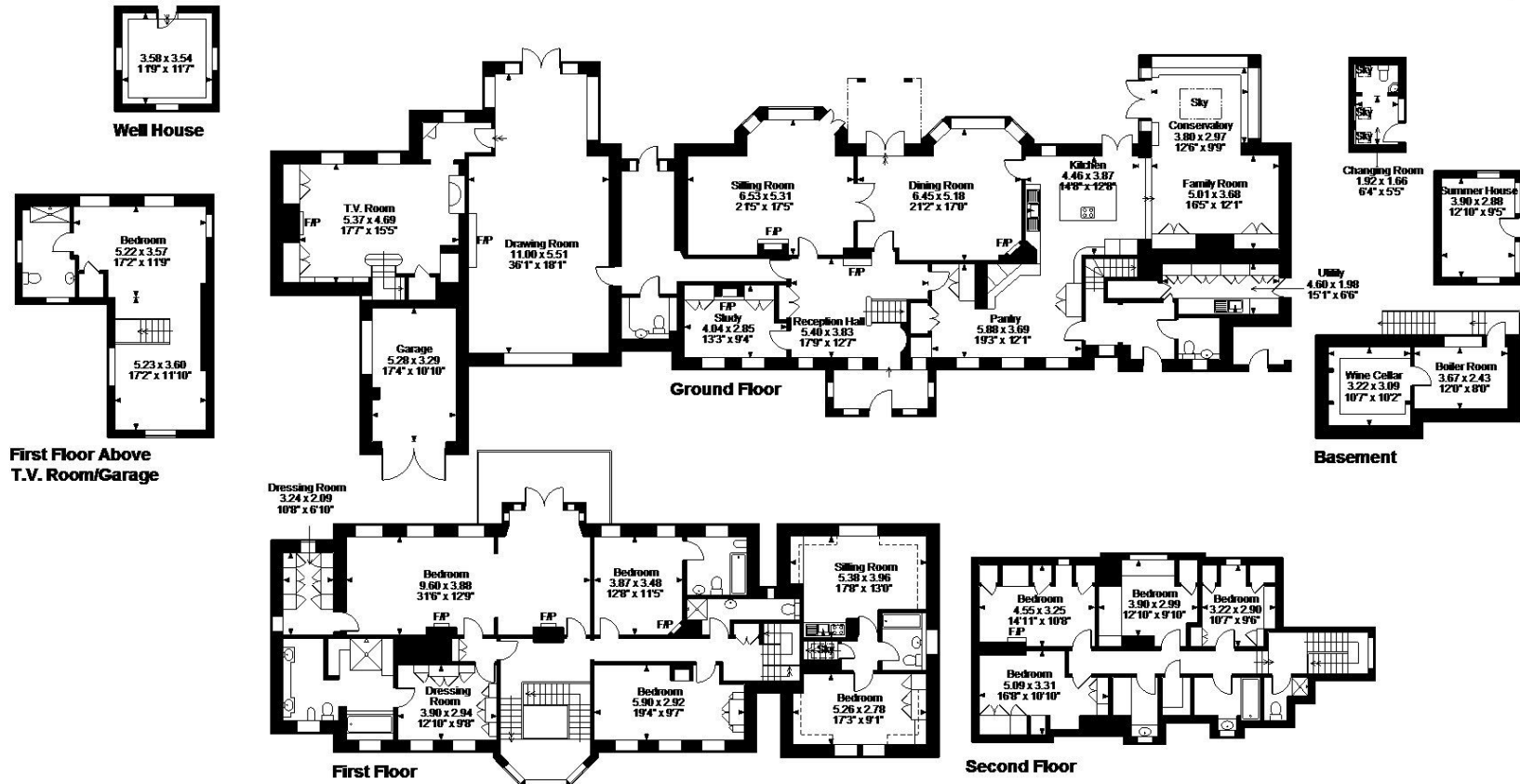
Outside to the rear features the impressive, south-facing gardens (within nearly an acre) outside swimming pool with changing rooms, stone terrace and to the front of the property there is extensive, gated off street parking and garaging.



George Road is wonderfully located close to Wimbledon, Richmond, Richmond Park, Kingston upon Thames and the A3. The area offers a wide range of recreational activities including prestigious golf courses, tennis, and fitness clubs (as well as the All England Club in Wimbledon), 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.



Hampton Spring, George Road, Kingston Upon Thames, KT2
Total including garage, Well House and ancillary accomodation = 7,666 sq ft / 711 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Tenants Fees

All potential tenants should be advised that, as well as rent and the deposit, an administration fee of £288 and referencing fees of £48 per person will apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) If the landlord agrees to you having a pet, you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). Please ask us for more information about other fees that will apply or visit www.knightfrank.co.uk/tenantfees.

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I would be delighted to tell you more.

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