



# Coombe Ridings

Kingston Hill, KT2 7JT

PRICE ON APPLICATION

**hnf**  
Residential 

# The Property

Offered to the market for the first time in nearly 20 years, this property was built to a high specification and unique design. Bought for £3,000,000 in 2003, it now requires upgrading and offers an exceptionally rare opportunity to remodel, extend or redevelop a house/site (subject to relevant consents) in an exceptionally prestigious location.

Located on the Coombe Ridings estate it sits on one of the most desirable private gated estates in the Borough of Kingston upon Thames.

The house sits at the end of a quiet cul-de-sac and backs on to the renowned Coombe Hill golf course with numerous local tennis and leisure clubs close by.

Located in an exclusive area and with Kew Gardens, Richmond Park, Wimbledon Common, village and lawn tennis club and Kingston town centre within close proximity. There are three excellent private schools; Marymount International School London, Rokeby and Holy Cross Preparatory School on the Coombe Estate and others in Wimbledon.



6



6



4



7152 sqft



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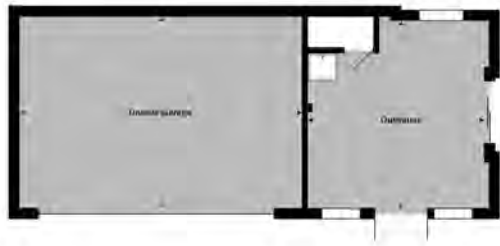
COUNCIL  
TAX  
BAND

H



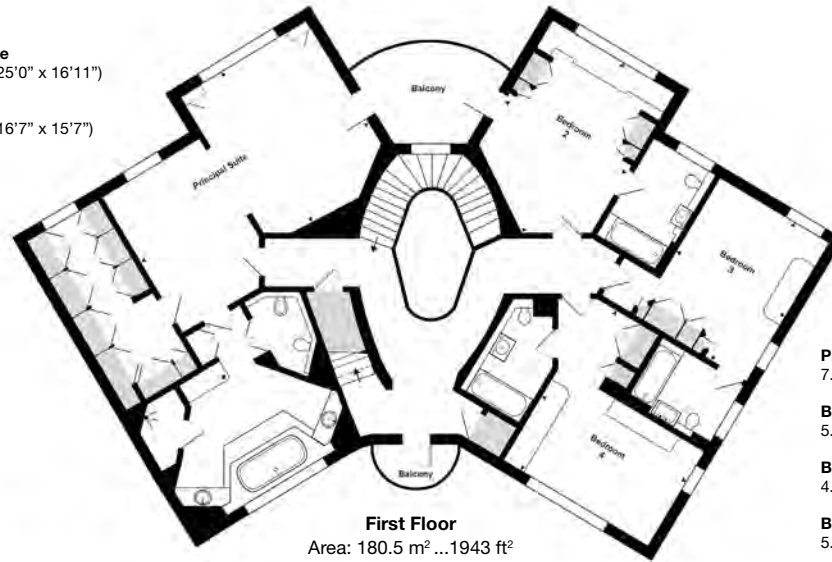
[Click here](#) to go to the web page, where you can find out more details on this property and download information.

# Plans



**Double Garage**  
7.62 x 5.17m (25'0" x 16'11")

**Outhouse**  
5.06 x 4.76m (16'7" x 15'7")



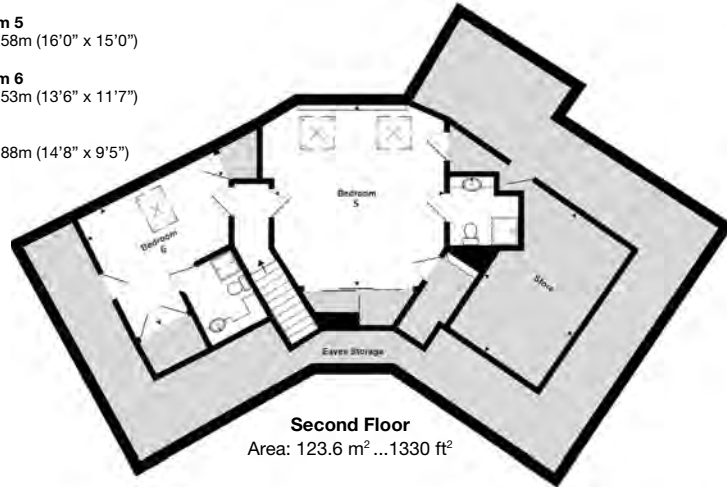
**First Floor**  
Area: 180.5 m<sup>2</sup> ...1943 ft<sup>2</sup>

**Principal Suite**  
7.19 x 4.73m (23'7" x 15'6")

**Bedroom 2**  
5.34 x 3.82m (17'6" x 12'6")

**Bedroom 3**  
4.35 x 3.41m (14'3" x 11'2")

**Bedroom 4**  
5.02 x 4.52m (16'5" x 14'10")

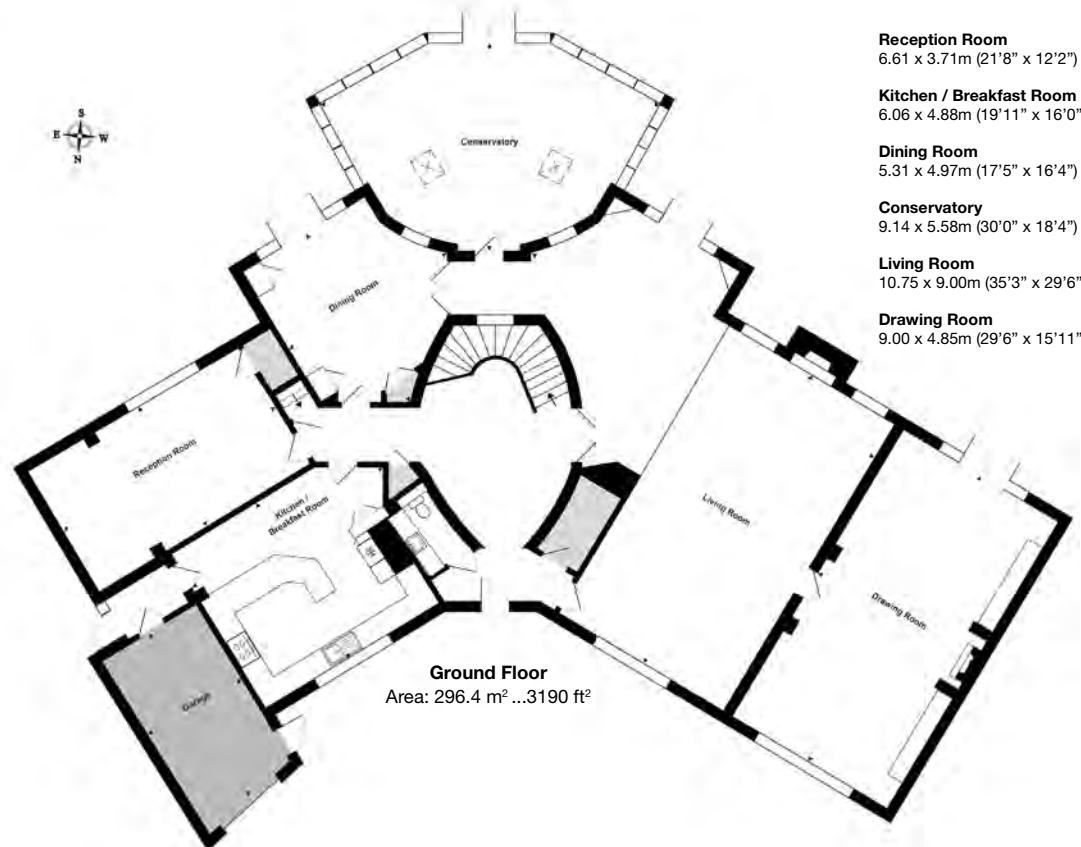


**Second Floor**  
Area: 123.6 m<sup>2</sup> ...1330 ft<sup>2</sup>

**Bedroom 5**  
4.89 x 4.58m (16'0" x 15'0")

**Bedroom 6**  
4.11 x 3.53m (13'6" x 11'7")

**Store**  
4.47 x 2.88m (14'8" x 9'5")



**Ground Floor**  
Area: 296.4 m<sup>2</sup> ...3190 ft<sup>2</sup>

**Reception Room**  
6.61 x 3.71m (21'8" x 12'2")

**Kitchen / Breakfast Room**  
6.06 x 4.88m (19'11" x 16'0")

**Dining Room**  
5.31 x 4.97m (17'5" x 16'4")

**Conservatory**  
9.14 x 5.58m (30'0" x 18'4")

**Living Room**  
10.75 x 9.00m (35'3" x 29'6")

**Drawing Room**  
9.00 x 4.85m (29'6" x 15'11")



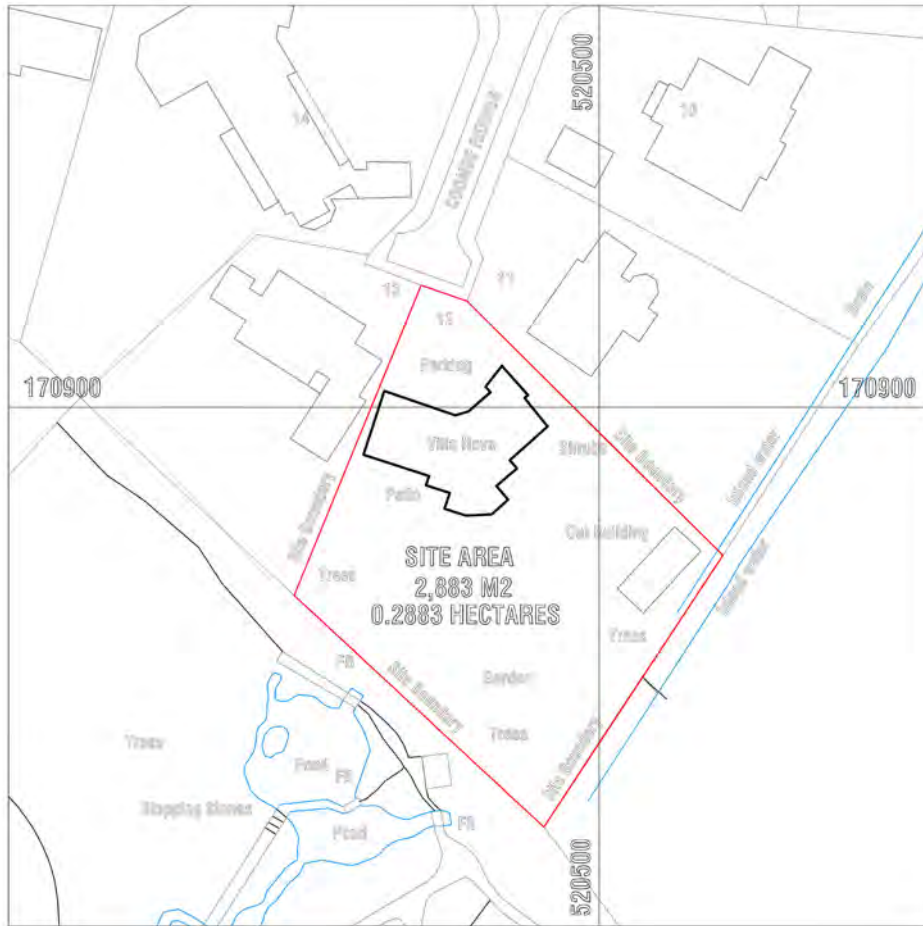
**Basement**  
Area: 64.0 m<sup>2</sup> ...688 ft<sup>2</sup>

**Utility Room**  
3.46 x 2.48m (11'4" x 8'2")

**Store (large)**  
5.49 x 4.09m (18'0" x 13'5")

**Store (small)**  
3.46 x 2.50m (11'4" x 8'2")

# The Site





VILLA NOVA

Warren House  
4.4 (565)  
4-star hotel

The Water Gardens  
Temporarily closed

The Pavilion  
Temporarily closed

Warren Cottage  
Temporarily closed

President Eisenhower  
Memorial Plaque

Coombe Ridings

Coombe Park

Coombe Park

Coombe Ridings

Eastcott Cl

Corscombe Cl

Paget Pl

Warren Rd

Warren Park

Warren Rd

Diamond Roofline



# Property Details

The house extends to 664.4 square meters (7152 square feet Gross Internal Area) on a plot of 0.2883 hectares (0.7124 acres).

On the ground floor, a spectacular circular central hall leads to a large lounge, drawing room, dining room, kitchen and a further reception room/cinema room.

There is a conservatory to the rear and an extensive basement.

At first floor level there is a main bedroom suite with dressing room, walk-in wardrobe, balcony and a large his and hers bathroom as well as 3 further bedrooms all with ensuite bathrooms.

At top floor level there are an additional two bedrooms each benefitting from en-suite shower rooms. There is also a large store room and eaves storage.

Accessed through electric gates, the drive provides parking for 4/5 cars with an attached garage and driveway leading to a further double garage and garden room building, all set within landscaped gardens.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

# The Location

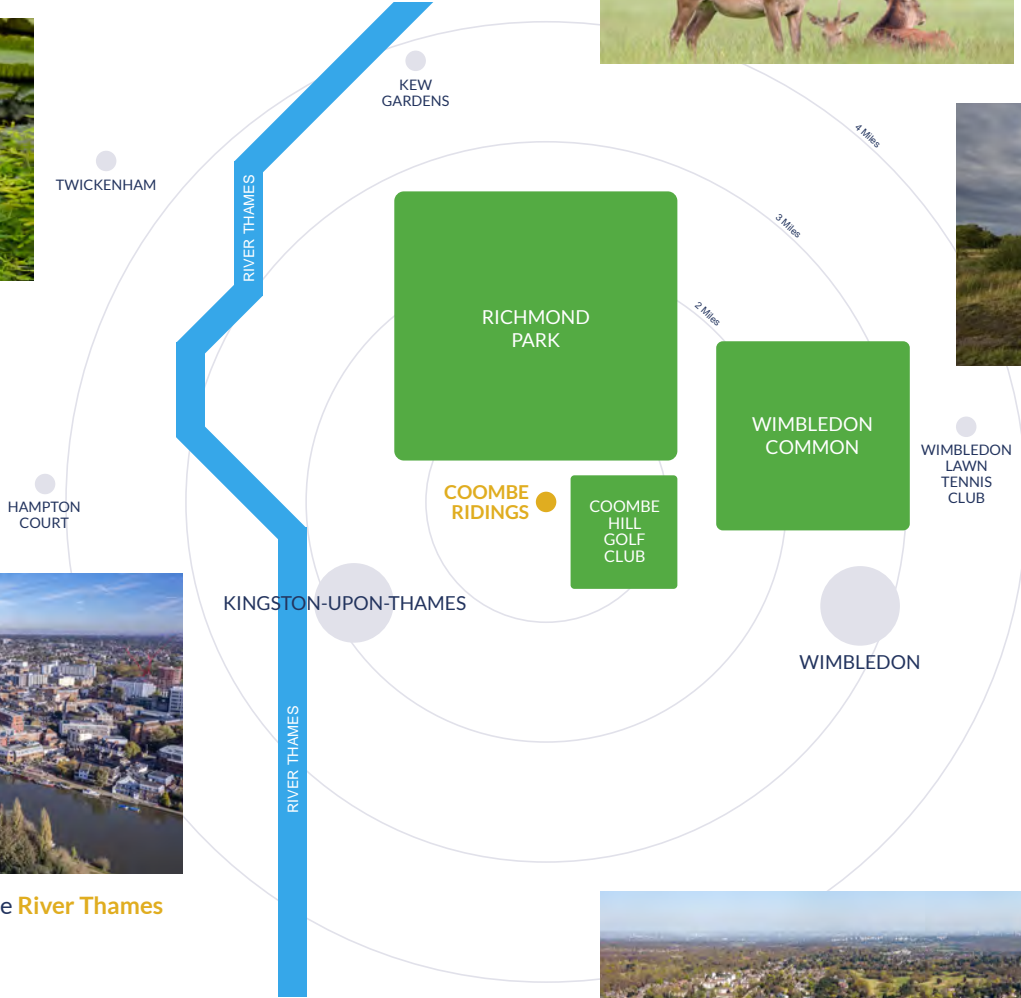


Within easy reach of the world renowned **Kew Gardens**



The property is within 2.5 miles of the **River Thames** and all the amenities of **Kingston**

[Click here](#) to see the video of the property and location



**Richmond Park**, the largest of the Royal Parks is within walking distance



Easy access to **Wimbledon Common and Village**

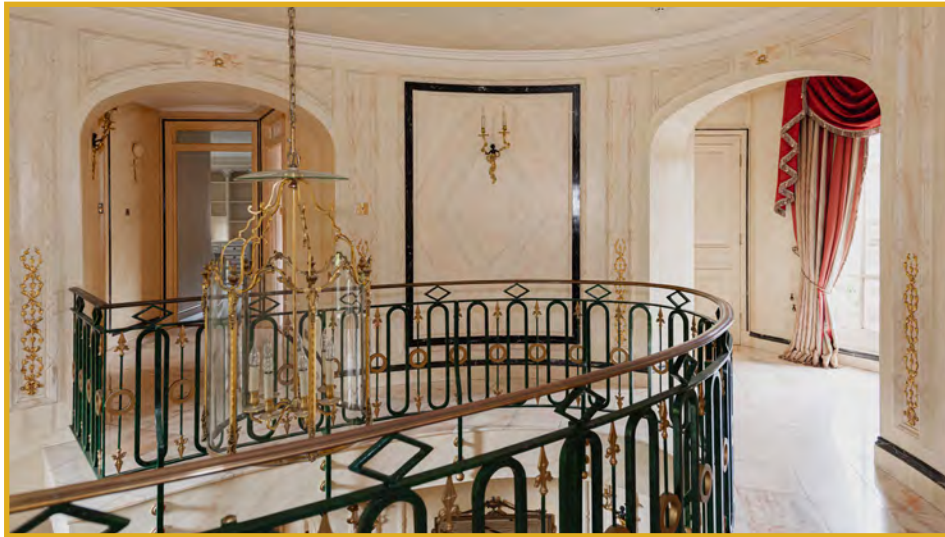


Only 3 miles from **Wimbledon Lawn Tennis Championships**



The property backs onto **Coombe Hill Golf Course**





For more information contact:  
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