



**Coombe Ridings, Coombe, Kingston Upon Thames, KT2 7JT**

**Guide Price £4,150,000 Freehold**

## Coombe Ridings

# Introducing Coombe Ridings...

A truly impressive and beautifully presented 5 bedroom detached house in an elevated position in this highly sought after location on the Coombe Estate. The house is arranged over just two floors and boasts generously proportioned rooms throughout and a feeling of quality that is hard to find.

On the ground floor the house is entered into a most appealing entrance hall and comprises: double aspect drawing room; double aspect living room; dining room; bespoke kitchen/breakfast room with quality appliances; study; cloakroom and a utility room. For family gatherings or parties, the rear reception room, dining room and kitchen can open out into one large connected room with two pairs of sliding pocket doors.

On the first floor the magnificent master bedroom comprises an exceptional bedroom with a large dressing room and en-suite bath and shower room. There are 4 other spacious bedrooms on this floor, each with wardrobes and en-suite facilities.

To the front of the property is a gated driveway with parking for several cars, a garage and pretty gardens. To the rear and side of the house are gardens and patios.



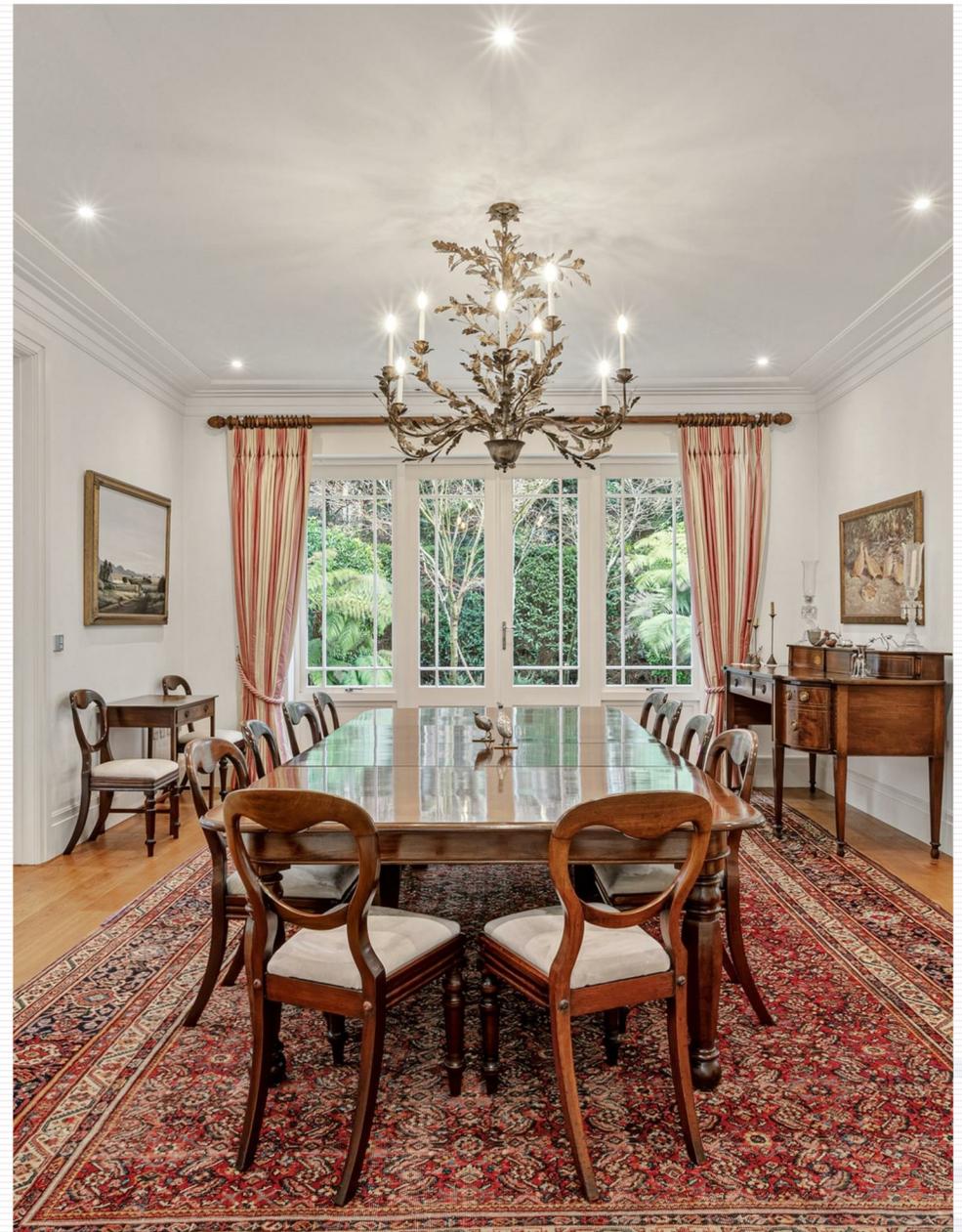
## Welcome to Kingston Upon Thames...



Coombe Ridings is a sought after private gated enclave off Kingston Hill, conveniently located close to Kingston and Wimbledon town centres with their excellent shopping facilities. The A3 offers fast access to central London and both Gatwick and Heathrow airports via the M25 are also close at hand. The nearest train station is Norbiton, a 20 minute walk and provides frequent services to London Waterloo and Vauxhall (approximately 25-30 minutes). The area offers a range of sporting facilities including golf, tennis, squash and horse riding and is very close to the entrance to Richmond Park. There are many schools in both the private and state sectors within easy reach.

- Beautifully presented 5 bedroom detached house
- 5 en-suite bath/shower rooms
- 2 reception rooms
- Dining room
- Kitchen/breakfast room with quality appliances
- Study
- Utility room
- Cloakroom
- Front and rear gardens
- Garage and off-street parking

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**MAVAMBO**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 4513 SQ.FT - 419.23 SQ.M  
 (EXCLUDING GARAGE, STORE & VOID)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 345 SQ.FT - 32.02 SQ.M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
 ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(61-91) <b>B</b>
(69-80) <b>C</b>			(49-80) <b>C</b>
(55-68) <b>D</b>			(35-68) <b>D</b>
(39-54) <b>E</b>			(19-54) <b>E</b>
(21-38) <b>F</b>			(1-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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