Knight Frank

COOMBE RIDINGS

Surrey, KT2

COOMBE RIDINGS

A beautifully presented, modern family home of generous proportion spanning almost 5,000sqft, located in a tucked away section of one of the Coombe Estate's favourite gated estates.

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Local Authority: London Borough of Kingston Upon Thames

Council Tax band: H

Tenure: Freehold

Guide Price: £3,950,000

ABOUT THE PROPERTY

Built in 2014 by the acclaimed Avicam Homes and located on south east facing grounds of 0.36 acres, this idyllic detached home is located at the end of a popular private and gated section of the coveted Coombe Estate.

A generous central entrance hall leads into the heart of the house: a striking rear aspect open-plan kitchen entertaining area with bi-folding doors that open seamlessly onto the terrace and gardens beyond. The bespoke kitchen is fitted with high-specification appliances, complemented by a breakfast bar and family seating area.

To the front of the property is a fitted study, a versatile family room/gym, guest cloakroom, coat cupboard and access to the integral garage.

On the first floor, the luxurious principal suite is enhanced by air conditioning, a beautifully appointed dressing room, and a spa-like en suite complete with sauna. Two further bright and airy spacious bedrooms, both with en suite bathrooms and built-in wardrobes, complete this level. A linen cupboard adds further practicality.

The second floor is arranged as a private retreat with a well proportioned fourth bedroom, its own living area, en suite bathroom and air conditioning.

This exceptional home is equipped with underfloor heating, a Control4 home automation system, air filtration, and a sophisticated garden sprinkler and perimeter lighting system. The gated forecourt provides additional security and ample parking.

Planning permission was previously granted for two further bedroom suites on the first and second floors, allowing for future expansion.

Approximate Gross Internal Area = 459.3 sq m / 4944 sq ft
Approximate Additional Area = 68.7 sq m / 740 sq ft
Total = 528.0 sq m / 5684 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)

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