

The Leigh, Coombe, Kingston Upon Thames, KT2 7DS

Guide Price £4,200,000 Freehold

OAKVIEW

APPROXIMATE GROSS INTERNAL FLOOR AREA: 4769 SQ FT- 443.10 SQ M

ANNEX AND GARAGE AREA: 877 SQ FT- 81.50 SQ M

TOTAL FLOOR AREA: 5646 SQ FT- 524.60 SQ M

RESTRICTED HEAD HEIGHT



FOR ILLUSTRATION PURPOSES ONLY
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 the 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.



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for Sale

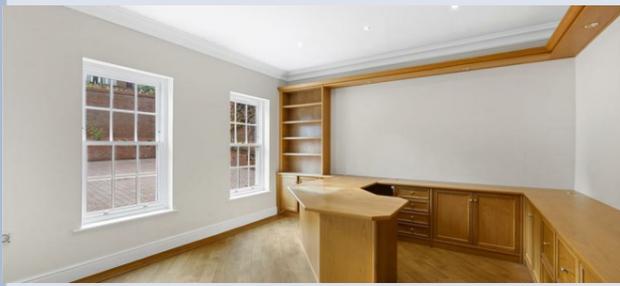
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THE LOCATION

Coombe Hill Road is a highly sought after private road which is conveniently located just off Coombe Lane West. Forming part of the larger Coombe Estate, this property is surrounded by leafy green areas including several golf courses such as Coombe Hill, Coombe Wood and Royal Wimbledon in addition to the rolling acres of Richmond Park and Wimbledon Common. There are a number of highly regarded private and state schools in the immediate vicinity and there are excellent transport links into London Waterloo as well as to Heathrow and Gatwick airports via the A3/M25 network.



THE PROPERTY

Oakview is a substantial, detached family home located within a private, gated development with views across Coombe Hill Golf Course.

On the ground floor the house comprises: impressive entrance hall; a generous living room; dining room; family room; study; a well appointed kitchen/breakfast room; a study / TV room; utility room and cloakroom. On the first floor is the principal bedroom suite which has been extended to create a sun room taking advantage of the golf course views which is further complete with dressing room and en-suite bath and shower room. 3 further bedrooms, all with en-suite bathrooms complete this floor. On the second floor are a further 2 bedrooms and a family bath and shower room.

There is a separate, private annexe housing a studio room, bedroom, kitchen and bathroom. To the front of the house is a detached garage in addition to generous off-street parking. To the rear there is an attractive garden that borders the golf course.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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 wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.