



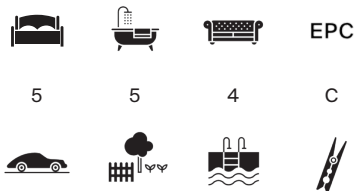
COOMBE RIDINGS

Kingston Upon Thames, KT2



COOMBE RIDINGS, KINGSTON UPON THAMES KT2

An exceptional detached family home situated in one of Kingston's
most sought-after private roads.



Local Authority: London Borough of Merton

Council Tax band: G

Furniture: Unfurnished

Minimum length of tenancy: 12 months

Deposit amount: £18,000

Available date: 24/08/2026

Guide price: £13,000 per calendar month



CONTEMPORARY FINISH

Situated at the end of a private gated road on the prestigious Coombe Estate, the property enjoys an exceptional level of privacy and exclusivity. Newly refurbished throughout, this impressive home has been thoughtfully renovated to provide a stylish blend of contemporary design and timeless elegance.

The welcoming reception room is flooded with natural light from large picture windows and features attractive wood flooring, a feature fireplace and calming neutral décor, creating a wonderful space for both relaxation and entertaining. At the heart of the home is a bespoke kitchen, fitted with sleek cabinetry, premium work surfaces and a striking central island with integrated breakfast bar seating. The kitchen flows seamlessly into a generous family room, creating a superb open-plan living environment ideal for modern family life.











FABULOUS FAMILY LIVING

The ground floor further benefits from a formal dining room, an additional reception room, utility room, guest cloakroom and a versatile bedroom suite with adjoining facilities, perfect for guests, au pair accommodation or multigenerational living.

The first floor provides a luxurious principal bedroom suite with dressing room and access to a private balcony, alongside several further well-proportioned bedrooms, family bathrooms and additional balcony access.

Externally, the property enjoys extensive, professionally maintained wraparound gardens and a swimming pool, providing a wonderful setting for outdoor entertaining and family enjoyment. A large driveway leads to a double garage equipped with an EV charging point, offering ample parking and practical storage. The home further benefits from a state-of-the-art security system, ensuring peace of mind and security. Combining privacy, luxury and modern convenience, this remarkable residence presents an outstanding opportunity within one of the area's most sought-after private estates.







(Including Garage & Excluding Void)
Approximate Gross Internal Area = 435.84 sq m / 4691 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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