



# Warren Cottage



Coombe | Surrey



**Location**

Coombe is conveniently located close to Kingston and Wimbledon town centres with their excellent shopping facilities. The A3 offering fast access to central London and both Gatwick and Heathrow airports via the M25 is also close at hand. The nearest train station at Norbiton is within walking distance and provides frequent services to London Waterloo and Vauxhall (approximately 25 minutes) with their underground links to points throughout the city. The immediate area offers a wide range of recreational facilities including three golf courses and tennis and squash clubs. Richmond Park, the largest of the capital's eight Royal Parks at 2,368 acres of natural beauty, is close by and provides a picturesque setting in which to picnic, go horse riding, cycling, jogging, or just to take a leisurely walk. Theatres at Wimbledon and Richmond are popular with local residents, with many a new production debuting here before launching in the West End and both also have an excellent choice of restaurants. Ofsted rated 'Outstanding' International, Private and State schools are all in the immediate vicinity.



We are extremely privileged to offer what was historically a lodge to the Ladderstile entrance into the Royal Richmond Park built circa 1850, now a fabulous family home where the old meets the new within the conservation area. The house remained in Estate ownership until 1924 when it was sold to Marquess of Donegall who remained in residence until the mid 1950's. The property has recently been the subject of a two year painstaking total renovation with the addition of wings to the original Victorian cottage and now offers ample accommodation over two floors with a self-contained annex. Warren Cottage has also been submitted for a RIBA Award and was entered for its architectural merit in an Architectural magazine.

# Warren Cottage



Warren Road | Coombe | Kingston upon Thames | Surrey | KT2 7HY





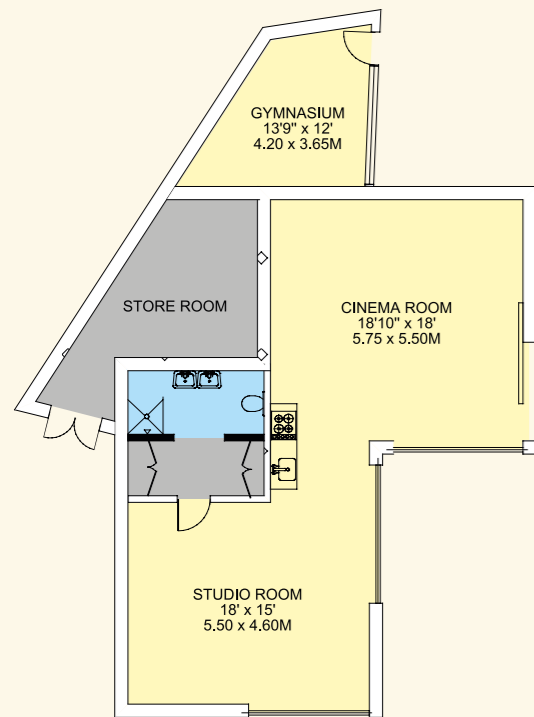
The connection of the two designs is an architectural masterpiece and the use of modern mediums has been expertly implemented. The original cottage offering two bedrooms and a shower to the first floor with a formal dining room and formal drawing room to the ground both of which have fireplaces lead into an open plan kitchen/breakfast room oozing with light from all different directions. The main features of the design are the Iroko Glulam beams and raw concrete moulded section panels offering textured walls from the wooden carcass panels.



The modern German fitted kitchen with lacquered tall wall units which house the Gaggenau fridge, oven, bean coffee machine and plate warmer drawer serve one entire wall as a back drop to the central island with its stone surface and recessed sink with its black mixer tap, pop up Miele extractor fan and 5-ring induction hob and integrated Gaggenau dishwasher.

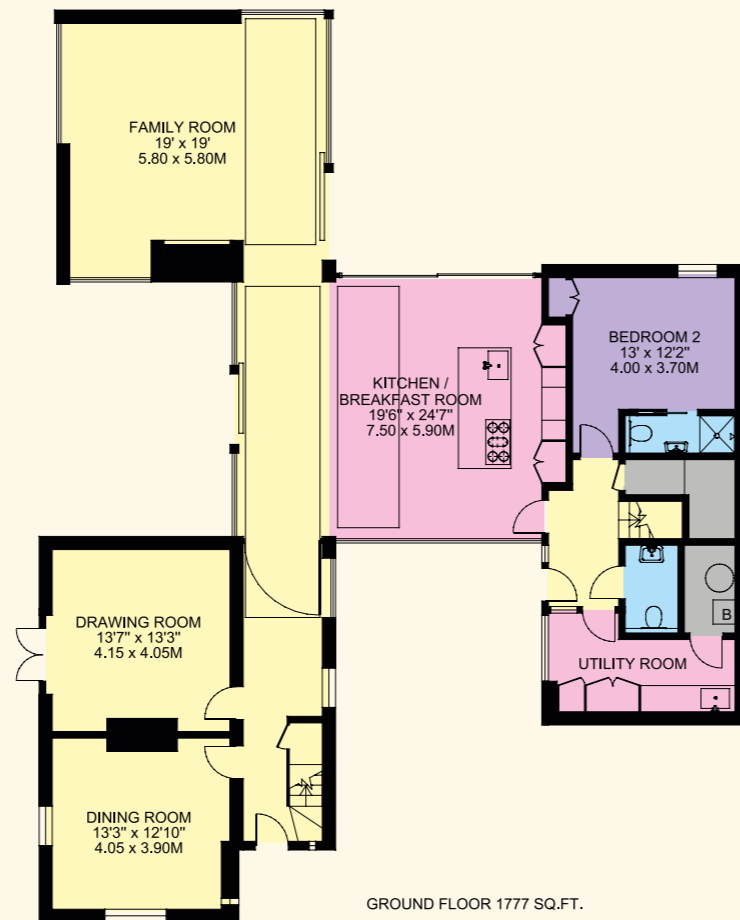
For fire and safety regulations, there is a large pivoted picture window style door in addition to another separating the bedroom area. The open plan kitchen continues into the triple aspect family room with its recessed TV surround and space for the speakers. The Iroko flooring is found across the entire ground floor with underfloor heating off the main heating boiler with individual room heatmiser thermostat controls to each room. The entire property benefits from low voltage lighting and ceiling speakers to the home media system (not included).



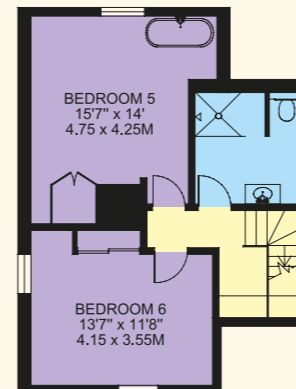


SUMMER HOUSE & STORE ROOM 1075 SQ.FT.  
(NOT SHOWN IN TRUE LOCATION)

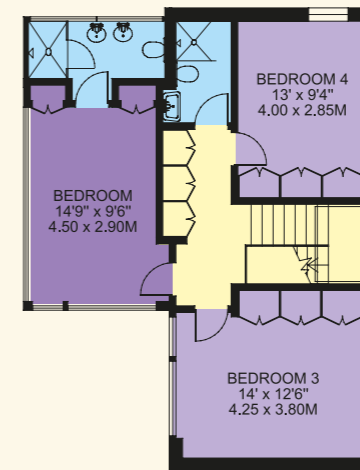
GARDEN



GROUND FLOOR 1777 SQ.FT.



FIRST FLOOR 493 SQ.FT.



FIRST FLOOR 680 SQ.FT.

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**Approximate Internal Floor (Living) Area:** 2,950 ft<sup>2</sup> / 274.1 m<sup>2</sup>  
**Approximate Additional Areas:** 1,075 ft<sup>2</sup> / 99.8 m<sup>2</sup>  
**Total Areas Shown on Plan:** 4,025 ft<sup>2</sup> / 373.9 m<sup>2</sup>

## Ground Floor

- Entrance Hall
- Dining Room - 12'10" x 13'3" (3.90 x 4.05 m)
- Drawing Room - 13'7" x 13'3" (4.15 x 4.05 m)
- Family Room - 19' x 19' (5.80 x 5.80 m)
- Kitchen/Breakfast Room - 19'6" x 24'7" (7.50 x 5.90 m)
- Utility Room
- Store Room
- Separate WC
- Bedroom Two - 13' x 12'2" (4.00 x 3.70 m)
- En suite Shower Room

- Cinema Room - 18'10" x 18' (5.75 x 5.50 m)
- Studio Room - 18' x 15' (5.50 x 4.60 m)
- Gymnasium - 13'9" x 12' (4.20 x 3.65 m)
- Shower Room
- Store Room

## First Floor

- Bedroom Five - 15'7" x 14' (4.75 x 4.25 m)
- Bedroom Six - 13'7" x 11'8" (4.15 x 3.55 m)
- Family Shower Room
- Master Bedroom - 14'9" x 9'6" (4.50 x 2.90 m)
- En suite Shower Room
- Bedroom Three - 14' x 12'6" (4.25 x 3.80 m)
- Bedroom Four - 13' x 9'4" (4.00 x 2.85 m)
- Shower Room

**Energy Performance Certificate**

Warren Cottage, Warren Road, KINGSTON UPON THAMES, KT2 7HY

Building type: Detached house | Date of assessment: 24 August 2016 | Reference number: 1145/2674/600/625/1251 | Type of assessment: RPE/EP/ existing dwelling | Date of certificate: 26 August 2016 | Total floor area: 2527 m<sup>2</sup>

Estimated energy costs of dwelling for 3 years: £1,455  
 Over 3 years you could save: £ 81

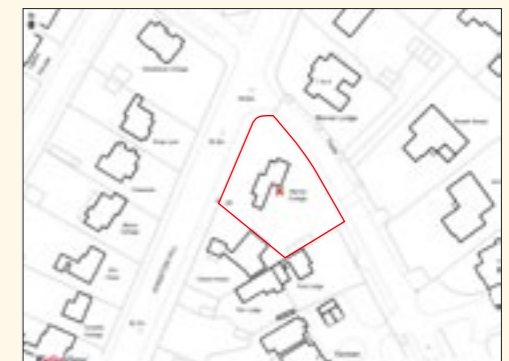
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 457 over 3 years	£ 172 over 3 years	£ 285 over 3 years
Heating	£ 1,016 over 3 years	£ 574 over 3 years	£ 442 over 3 years
Hot Water	£ 372 over 3 years	£ 214 over 3 years	£ 158 over 3 years
<b>TOTAL</b>	<b>£ 1,845</b>	<b>£ 960</b>	<b>£ 885</b>

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home. The higher the rating the better your home is likely to be. The potential rating shows the effect of undertaking the recommendations on page 7. The average energy efficiency rating for a dwelling in England and Wales is shown (rating E).

The actions you can take to save money and make your home more efficient:

Recommended measure	Indicative cost	Typical savings over 3 years	Available with Smart Meter
1 Low energy lighting for all fixed outlets	£ 100	£ 21	Yes
2 Low power standby power > 0.5W	£ 20,000 - £ 25,000	£ 40	Yes



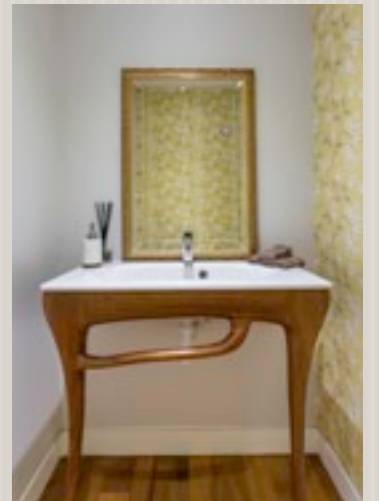


The first floor of the cottage benefits from two bedrooms with built-in floor to ceiling cupboards with added shelving, heat recovery vents, and cast iron radiators. One bedroom also benefits from an oval bath with a chrome mixer tap and hand shower attachment. There is a beautifully decorated shower room with a fully tiled surround to the wet shower with a rain shower head, low level WC and large decorative wash hand basin with an antique gold mixer tap on a classic vanity basin, antique gold radiator panel with cast iron inset. This section of the house also benefits from new windows, steel gutters and down pipes and a retiled roof and fascia. One cannot miss the wine cellar under the stairs with a glass door. All the shower rooms to the house and annex have rain shower heads and separate hand held shower attachments and are fully tiled. Porcelanosa taps are found to the guest cloakroom, ground floor en suite, family bathroom and annexe and shower room.

Another architectural master piece is the glass enclosed void above the breakfast table with a glass wall to the master bedroom overlooking the void. The Canadian cedar shutters to the perimeter of the modern section of the house can be opened for ease of maintenance but framed in steel to avoid warping of the tall sectional panels.

The sleeping quarters of this part of the house offers a ground floor double bedroom with built-in tall cupboards and an en suite wet shower room ideal as a guest bedroom or granny's bedroom. In addition there is a guest cloakroom quaintly decorated with a master piece of a wash hand basin on a wooden sculptured base. The utility room benefits from an under counter freezer, Miele washing machine and separate dryer and a Quooker instant hot water tap to the sink. This continues to lead to the plant room where one will find the gas boiler, hot water tank, pressure pump and heat recovery system. From the lobby is a glass door leading to the front pebbled courtyard and under stairs cupboard housing the media control centre.

The first floor comprises three double bedrooms all with built-in floor to ceiling cupboards as with the landing, a family shower room and an en suite shower room to the master bedroom with his & hers free standing wash hand basins with porcelanosa mixer taps, and WC with a built-in cupboard. Because two walls of the bathroom are opaque glass, all the fixtures are floor based.





The ground floor's large sliding doors open out to various granite terraces which lead to a sunken mosaic tiled paddling pool with stepping stones across the pool and lawn to a pergola walk way to the self contained annex.

Another architectural work of art, a self-contained one bedroom annex with a separate gym and attached store room. The annex is all open plan with underfloor heating to the ceramic tiled floor, base units with countertop fridge, oven, 4-ring hob, recessed sink with a pop up mixer tap under a glass top, en suite dressing room and wet shower with a wash hand basin and low level WC. The annex also benefits from the heat recovery system and fully double glazed units. The gym is approached by a separate path with wood strip flooring.



Warren Cottage is within approximately 0.33 of an acre with a wrap around garden which is bordered by a double skin 2m high fence with mature shrubs, bushes and trees such as the Mulberry tree off the kitchen terrace, Acacia, Oak trees and others alike. The gardens offer a vast mature lawn ideal for a young family with additional double gates to Warren Road. There is ample forecourt parking behind the sliding gate with a video entry phone and outside lighting.

Warren Cottage, a fine master piece unique to the immediate area is available for sale in excellent order throughout.

**Terms**  
**Tenure** Freehold  
**Local Authority** Royal Borough of Kingston upon Thames  
**Council Tax Banding** H  
**Malden & Coombe Estate Frontage Charge** (Payable annually in arrears)  
**EPC Rating** D