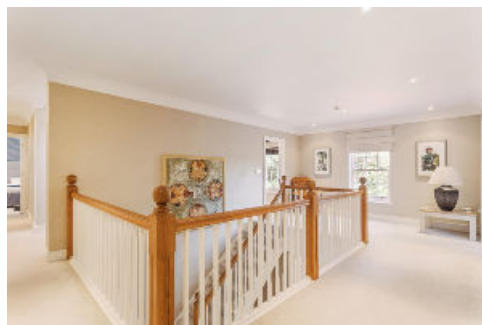




Little Hill, Coombe Park **KT2**

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A beautifully finished modern detached house with a large south facing garden for sale in Coombe Park.

# Little Hill, Coombe Park **KT2**

Built in 2002 by Octagon, this spacious six bedroom detached house is enviably located at the end of a private driveway within a 0.68 acre plot that forms part of the prestigious privately gated estate, Coombe Park.

Finished beautifully throughout, the house offers a practical family layout over three stories, with six reception rooms, six bedrooms, five bathrooms and a double garage.



**Guide price:** £5,600,000

**Tenure:** Freehold

**Local authority:** London Borough of Kingston upon Thames

**Council tax band:** H



## Description

Briefly comprising on the ground floor, a large entrance hallway with a gallery staircase up to the first floor. Off the main hallway is an office, main reception room with a feature fireplace and dining room. Both these rooms have doors that open out to the rear garden. There is a further front reception/tv room with built-in shelving. At the rear is a beautifully designed modern kitchen with a breakfast bar/island leading to a further reception/family room, with doors out to the rear garden. Additionally, there is a guest WC off the main hall, a utility room with side access, a gardener WC and access through to the garage.

On the first floor, there is a large principal suite with a spacious dressing room and en suite bathroom with a walk-in shower and a separate bath. Around the main hallway, there are four further large double bedrooms, one with en suite and two that share a jack & jill shower room. There is also a large modern family bathroom.

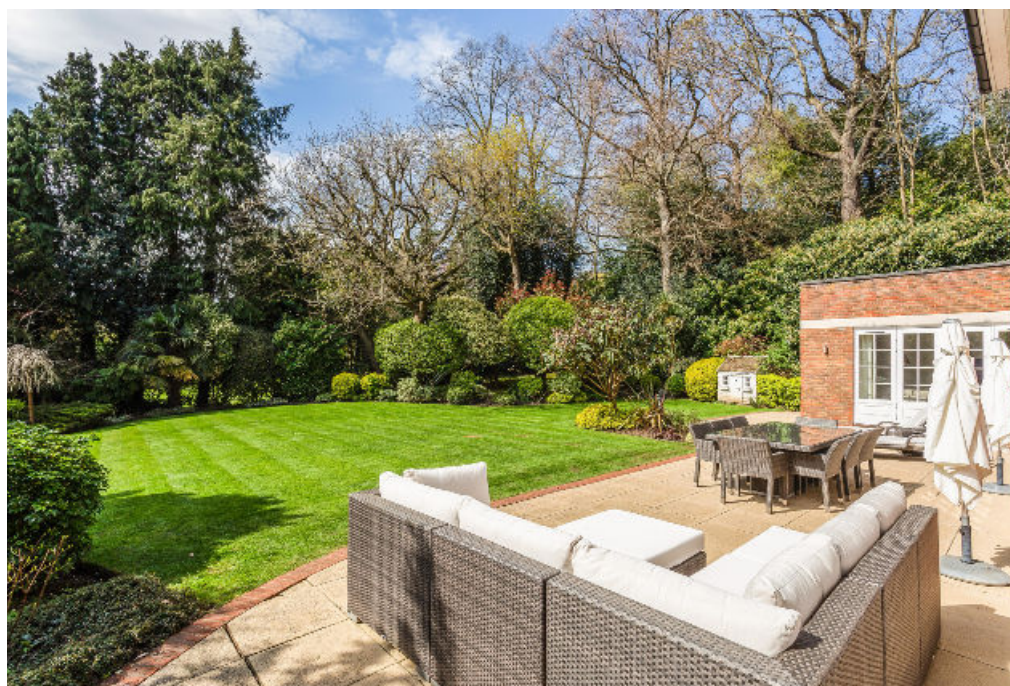
On the top floor is a very large games room with a kitchenette, the final sixth double bedroom and a family bathroom. Additionally, there is a large amount of storage space on this level within the eaves and a separate storage room.

Externally the house sits at the end of a private gated driveway in a large 0.68 acre plot. At the front, there is ample off street parking and an integrated double garage. At the rear, the garden faces south, so it benefits from the sun all day. There is a patio area off the back of the house and a large, very private lawned area with many mature shrubs and trees.



## Location

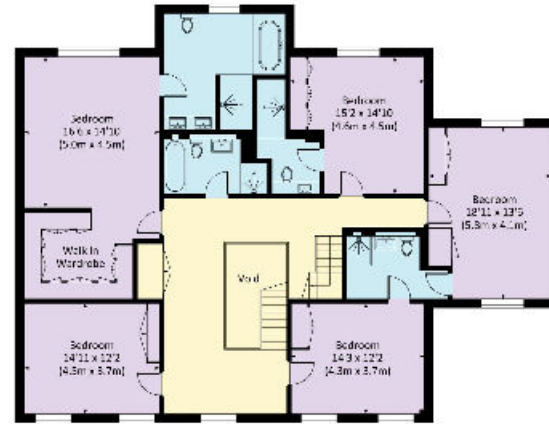
This beautiful property is located in Coombe Park, a gated private cul-de-sac off Kingston Hill near Richmond Park offering excellent access to Central London via the A3. There are many excellent schools locally within Coombe Hill including Marymount International, Rokeby and Holy Cross as well as Coombe Hill school. Kingston upon Thames, situated on the river Thames is nearby as well as Wimbledon and Putney. Leisure facilities abound including Coombe Wood and Coombe Hill Golf clubs, riding stables and various tennis and Leisure clubs. There is easy access to both Heathrow and Gatwick airports via the A3/M25 networks.



## COOMBE PARK, KT2

Approx. gross internal area (Excluding Void / Eaves Storage)  
5745 Sq Ft. / 533.8 Sq M. Inc. Garage

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Knight Frank

Wimbledon

58 High Street

Wimbledon

SW19 5EE

[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more

Alex Philo

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2023. Photographs and videos dated April 2023.

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