



Coombe Park, Kingston Upon Thames, London **KT2**



Coombe Park, London, **KT2**

Fabulous newly built house in excess of 14,000 sq. ft in an exclusive gated road. The house flows well with great ceiling heights and the use of glass creating light and volume. The property includes a lift, large indoor pool and spa bath, gym, cinema and therapy room. There are stunning gardens that are approximately 0.4 acres in total.



Guide price: £8,500,000

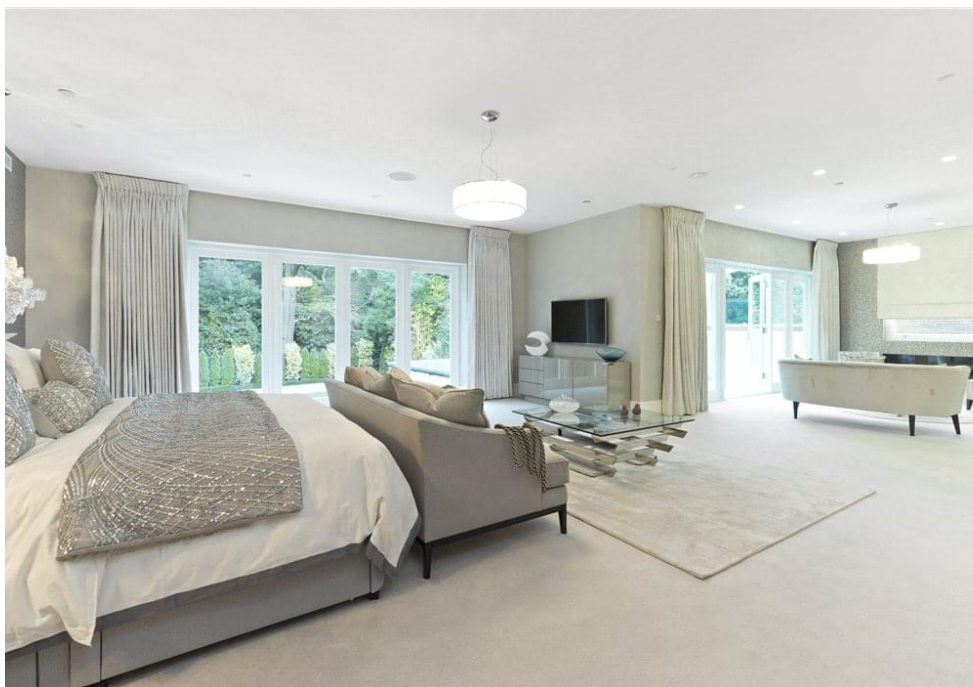
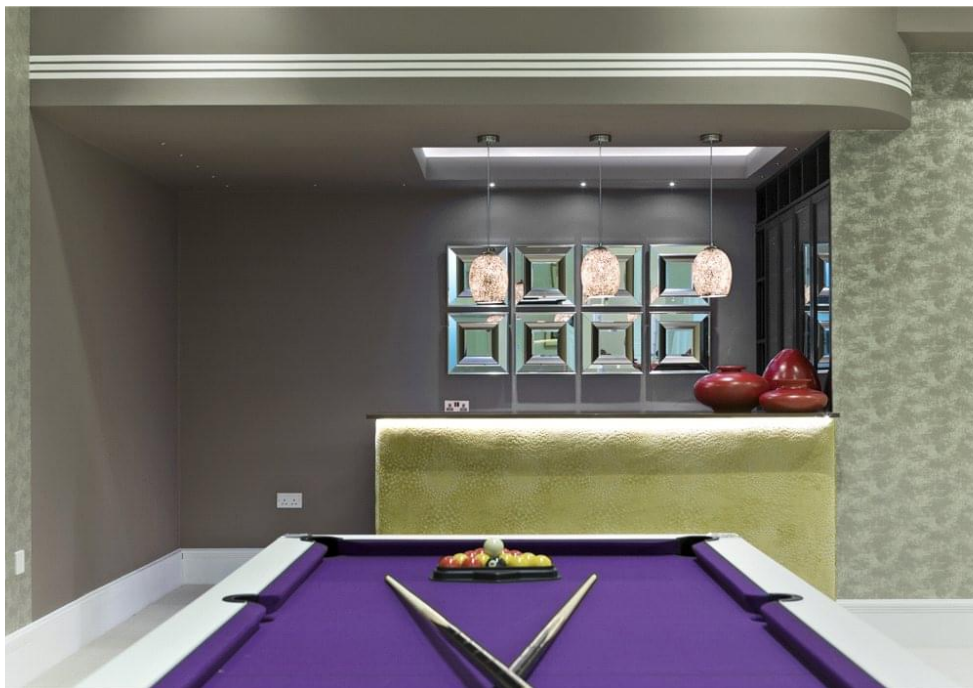
Tenure: Freehold

Local authority: Royal Borough of Kingston upon Thames

Council tax band: H







Description

This magnificent house occupies a beautifully landscaped plot with extensive off-street parking and remote controlled gates. The accommodation is arranged off a huge triple height hall and all the rooms are of a large scale with great ceiling heights and windows.

There is both under floor heating and air conditioning throughout the house. The inter-linking drawing room and formal dining room/family room have bi-fold doors out to the garden and lead to the fabulous swimming pool with spa bath which in turn opens onto the garden.

The Pedini kitchen/breakfast room measures some 68' and is extensively fitted, incorporating Miele appliances and a large island unit. The orangery/dining area has a large glass roof. In addition, there is a study on this floor and lift accessing all four floors.

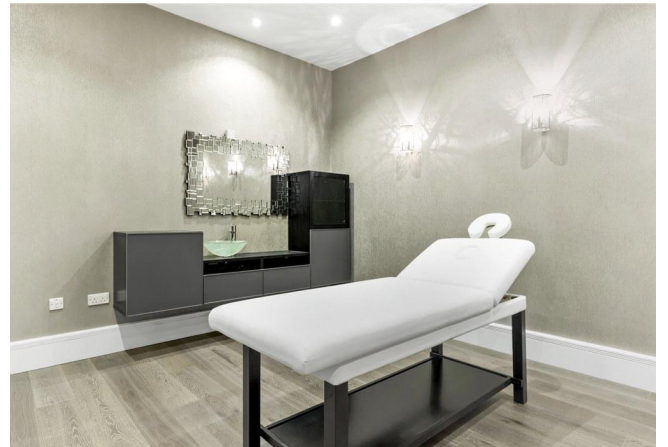
The lower ground floor has a cinema room with a 4k Sony cinema projector, 4-metre cinema screen and Dolby Atmos surround sound along with a gym, yoga/dance studio, games room, therapy room, office and secondary kitchen as well as a staff bedroom suite and a utility room.

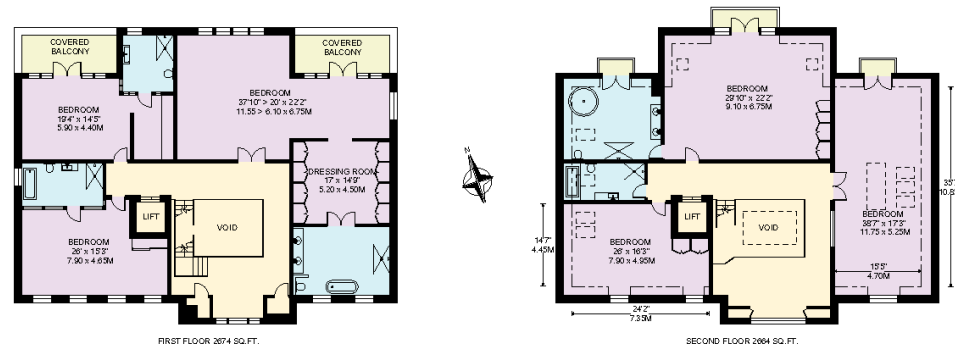
The principal bedroom suite on the first floor has doors to a balcony with exquisitely fitted dressing room and bathroom. There is a guest suite and one further bedroom with en-suite on this floor and three more bedrooms, one with an en suite bathroom and a balcony, on the top floor.

There is a garage with space for two cars and the property has an alarm system and both external and internal CCTV.

Location description

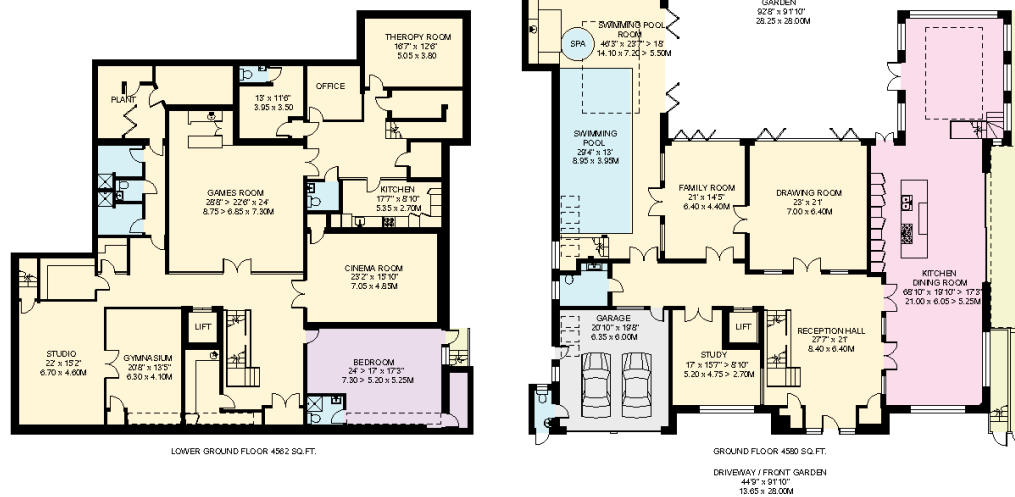
This beautiful property is located in Coombe Park, a gated private cul de sac off Kingston Hill near Richmond Park offering excellent access to Central London via the A3. There are many excellent schools locally within Coombe Hill including Marymount International, Rokeby and Holy Cross as well as Coombe 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 HILL KT2

APPROXIMATE INTERNAL FLOOR AREA
14480 SQ. FT. / 1345.1 SQ. M.



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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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