



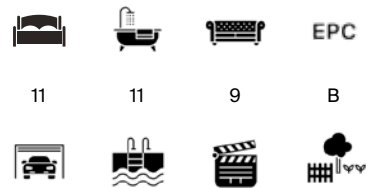
# COOMBE RIDINGS

Kingston Upon Thames, KT2



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Stunning modern family residence with swimming pool, lift and annexe for sale in exclusive Wimbledon location.



Local Authority: London Borough of Kingston Upon Thames

Council Tax band: H

Tenure: Freehold

Guide Price: £11,000,000



## ABOUT THE PROPERTY

Set on one of South-West London's favourite gated estates and behind secure gates itself, this remarkable nine suite residence extends across four well-planned floors, all connected by a lift, and showcases an exceptional level of craftsmanship throughout. Poliform-designed kitchens and bathrooms, bespoke finishes and a sophisticated palette combine to create a home of rare quality. The ground floor is arranged to maximise both light and lateral space, with a sequence of contemporary living areas flowing effortlessly from one to the next. A formal dining area, relaxed family space, beautifully appointed kitchen and a striking orangery together form an outstanding environment for everyday living and entertaining to the rear. A separate reception room and a quiet study provide further versatility, while floor-to-ceiling bi-fold glazing ensures a constant connection with the south east facing gardens.









Sleeping accommodation is generous and beautifully arranged. The first floor presents four well proportioned, bright and airy bedrooms, each with fitted wardrobes and its own en suite. The principal suite is particularly noteworthy, with a sizeable dressing room and a superb Poliform bathroom featuring a freestanding bath, walk-in shower and twin basins.









The top floor offers three additional en-suite bedrooms, each featuring fitted wardrobes.

This level also includes a spacious guest suite comprising a bedroom, en-suite bathroom, and a living/games room, making it ideal for children, teenagers, or visiting guests.

Large windows throughout ensure every floor is light-filled, enhancing the overall sense of space and refinement.







## LOWER GROUND FLOOR

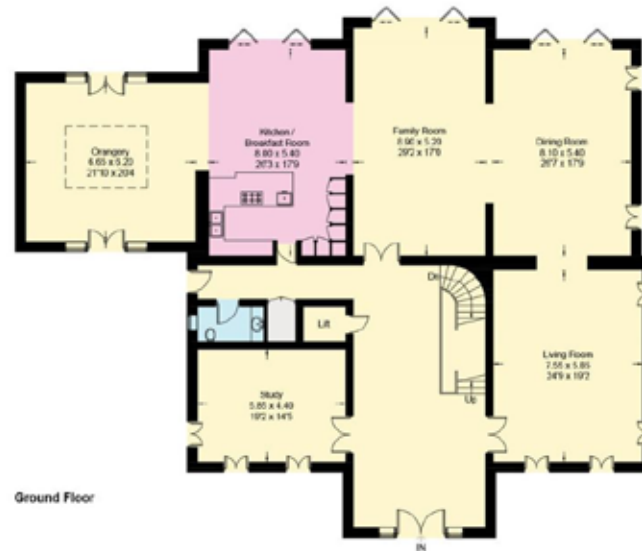
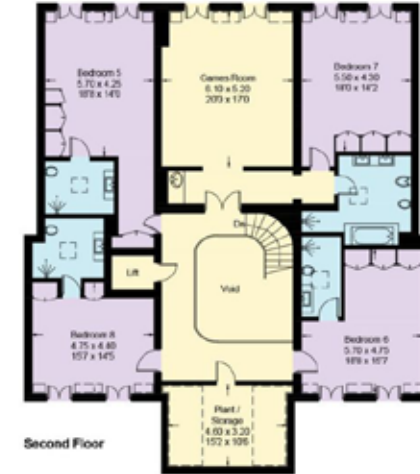
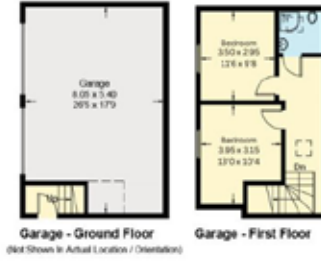
The lower ground floor has been designed with leisure in mind. A luxurious swimming pool suite – finished in marble and centred around an elegant water feature – forms the heart of this level, accompanied by an impressive cinema room and a sauna. A bedroom with en suite bathroom and a kitchen offer ideal accommodation for live-in staff. A laundry room, plant room and guest WC complete this floor.







Red dashed line indicates 1.5m / 5ft



Approximate Gross Internal Area = 1127.8 sq m / 12140 sq ft  
 Garage = 80.8 sq m / 870 sq ft  
 Total = 1208.6 sq m / 13010 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)

**Christopher Burton FNAEA**

+44 20 3815 9417

chris.burton@knightfrank.com

**Knight Frank Wimbledon**

58 High Street, London

SW19 5EE

**knightfrank.co.uk**

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