

Coombe Park, Kingston Upon Thames KT2



## Property

With a huge amount of scope to extend, add value, develop or subdivide the plot, subject to the usual consents, this remarkable family home sits on one of the largest plots of the Coombe Estate.

Wrought iron security gates open on to a well screened driveway that leads to ample off-street parking and a detached triple garage block.

Built in the 1920's this substantial family home offers in excess of 9,000sqft of accommodation and cleverly sits towards the front of the plot so that the rear elevation has wonderful views across the fantastic grounds with the total plot size being just in excess of 1.5 acres.

A welcoming oak panelled central entrance hall sets the scene and leads to two rear aspect principal receptions, two further front aspect receptions, a separate utility room and a kitchen that leads to the integrated swimming pool / leisure complex with a sauna and changing room.

The first floor comprises six well proportioned, bright and airy bedrooms with three bathrooms, including an impressive principal suite with a dressing room and en-suite bathroom, while the second floor offers two additional bedrooms, a family bathroom and plenty of handy storage space. The extensive and well maintained south facing gardens are laid mainly to lawn and a variety of mature trees, hedges and shrubberies screen the boundaries to offer a strong sense of seclusion and privacy.

**Guide price: £7,000,000**

**Tenure: Freehold**

**Local authority: Kingston Upon Thames**

**EPC: E**

**Council Tax Band: H**













## Location

This beautiful property is located on the much coveted Coombe Park, a gated private cul-de-sac off Kingston Hill near Richmond Park, offering excellent access to Central London and London Heathrow & London Gatwick airports via the A3/M25 road network.

Coombe and Wimbledon are renowned for their commitment to educational excellence. The area boasts a world-class reputation for its schools with Marymount International, Rokeby and Holy Cross all in Coombe and Kings College School, Wimbledon High School, Putney High School, Wimbledon Common Prep and The Study Prep all within close proximity. These schools offer a top-tier education that attracts students from around the world, making the area a hub for academic achievement and intellectual growth.

This fabulous area is also home to a variety of sporting amenities with horse riding, cycling, the All England Lawn Tennis club and five golf clubs, including the prestigious Coombe Hill Club.



Wimbledon is the only London station with interchange between rail, Underground and Tramlink services. Transport links to central London are fast and frequent with regular services to London Waterloo (19 minutes). Other options are provided by the District Line and also Thameslink to London Blackfriars and London St. Pancras International for the Eurostar.





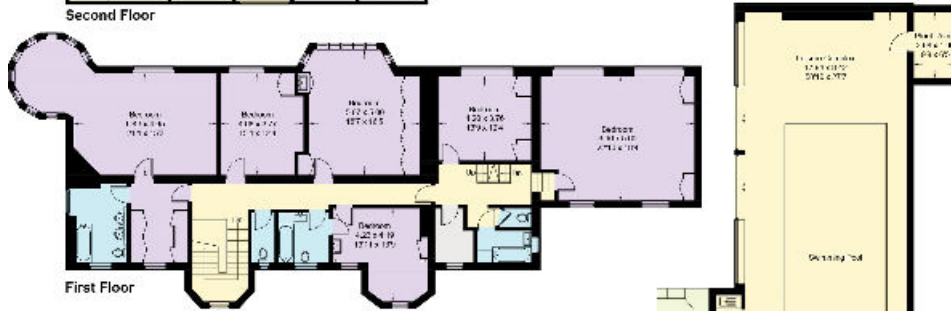


# Coombe Park, KT2

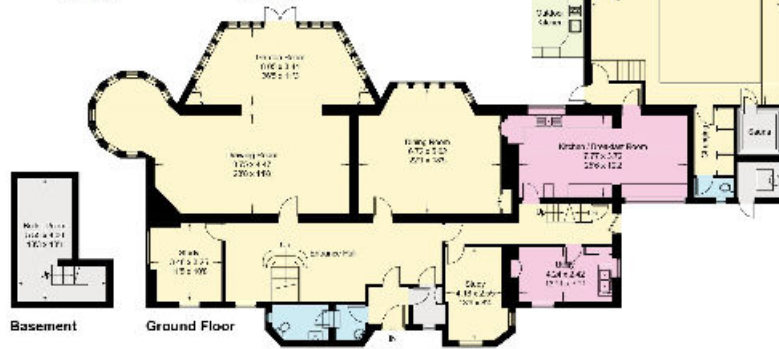
Approximate Gross Internal Area  
 Basement = 16.1 sq m / 173 sq ft  
 Ground Floor = 410 sq m / 4413 sq ft  
 First Floor = 236.9 sq m / 2550 sq ft  
 Second Floor = 112.1 sq m / 1207 sq ft  
 Outbuildings = 82 sq m / 883 sq ft  
 Total = 857.1 sq m / 9226 sq ft



Second Floor

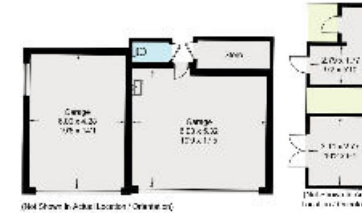


First Floor



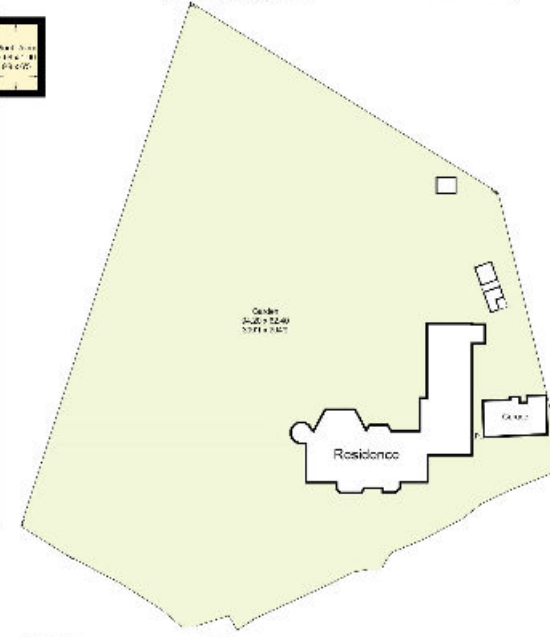
Basement

Ground Floor



(Not shown in Actual Location - Overview of)

(Not shown in Actual Location - Overview of)



Site Plan

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.

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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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