



# THE DRIVE

Kingston Upon Thames, KT2



## A PEACEFUL AND PRIVATE RESIDENTIAL CUL-DE-SAC

A five bedroom detached family home for sale overlooking a private lake, set within 0.36 acres of secluded south-facing grounds.



Local Authority: London Borough of Kingston Upon Thames

Council Tax band: H

Tenure: Freehold

Guide Price: £3,000,000



## ABOUT THE PROPERTY

Set behind gates on a peaceful and private residential cul-de-sac in the heart of the Coombe Estate, this enchanting five bedroom, three bathroom detached residence enjoys an exceptional setting, within 0.36 acres of secluded south facing grounds, overlooking a tranquil private lake to the front. The house offers generous and versatile accommodation extending across three levels, with plenty of scope to extend and add value, subject to the usual consents.

The ground floor features a wonderful triple-aspect main reception room with views to both the lake at the front and the garden to the rear, creating a sense of light and connection to nature throughout. A front aspect family room provides a more intimate living space, while the rear aspect kitchen and breakfast room opens conveniently to a separate utility room.

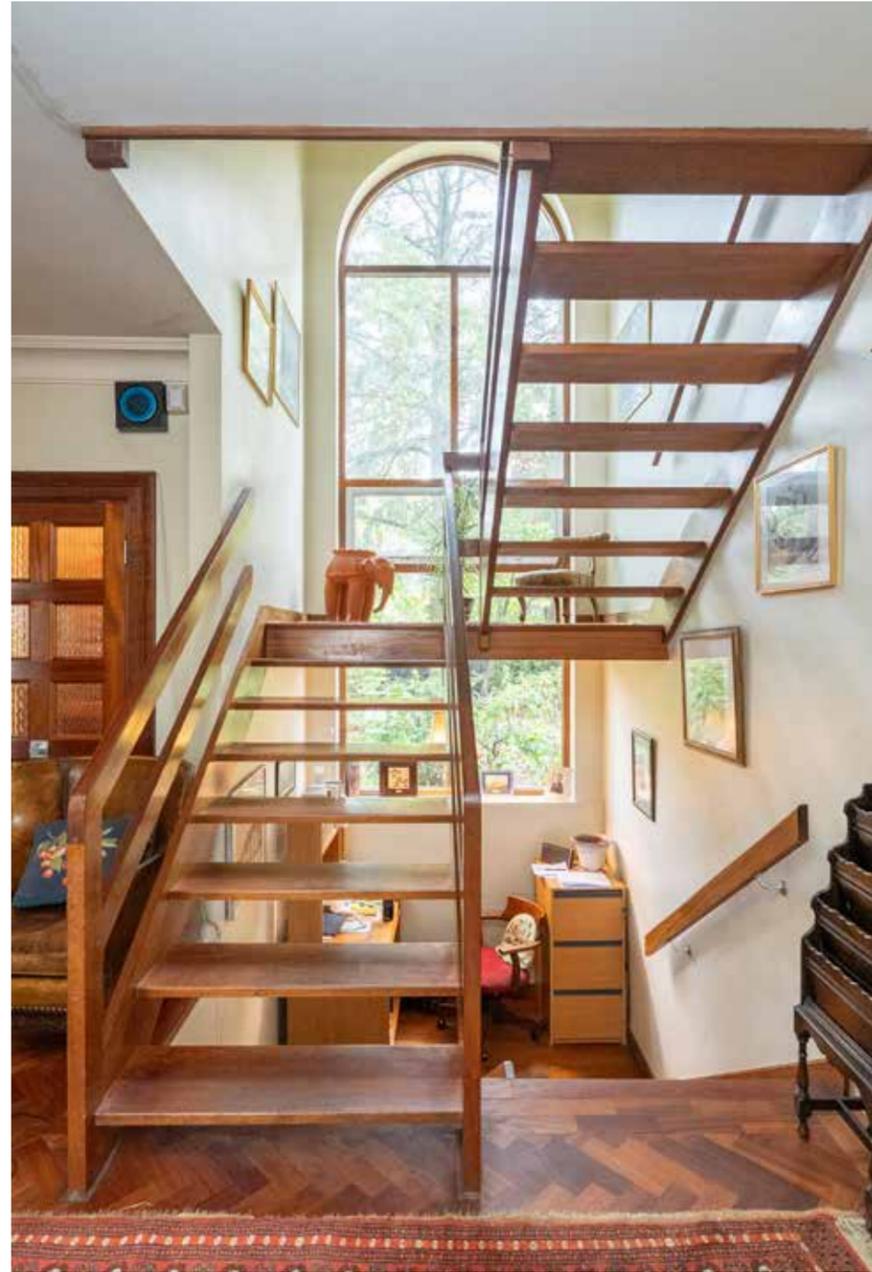


Upstairs, there are five well proportioned, bright and airy bedrooms, including an impressive dual-aspect principal suite with a spiral staircase linking directly to the main living room – a striking and unique architectural feature. Two family bathrooms complete this floor.

On the lower ground level, a spacious garden room opens directly onto the terrace and lawns beyond, ideal as a cinema, gym or children’s den.

The property is approached via a private driveway and benefits from a detached double garage, offering ample parking and storage.

This is a rare opportunity to acquire a beautifully positioned family home with both privacy and picturesque lake views, in one of the area’s most peaceful and sought-after settings.





Approximate Gross Internal Area = 340.5 sq m / 3665 sq ft  
 Garage / External WC = 40 sq m / 430 sq ft  
 Total = 380.5 sq m / 4095 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)

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