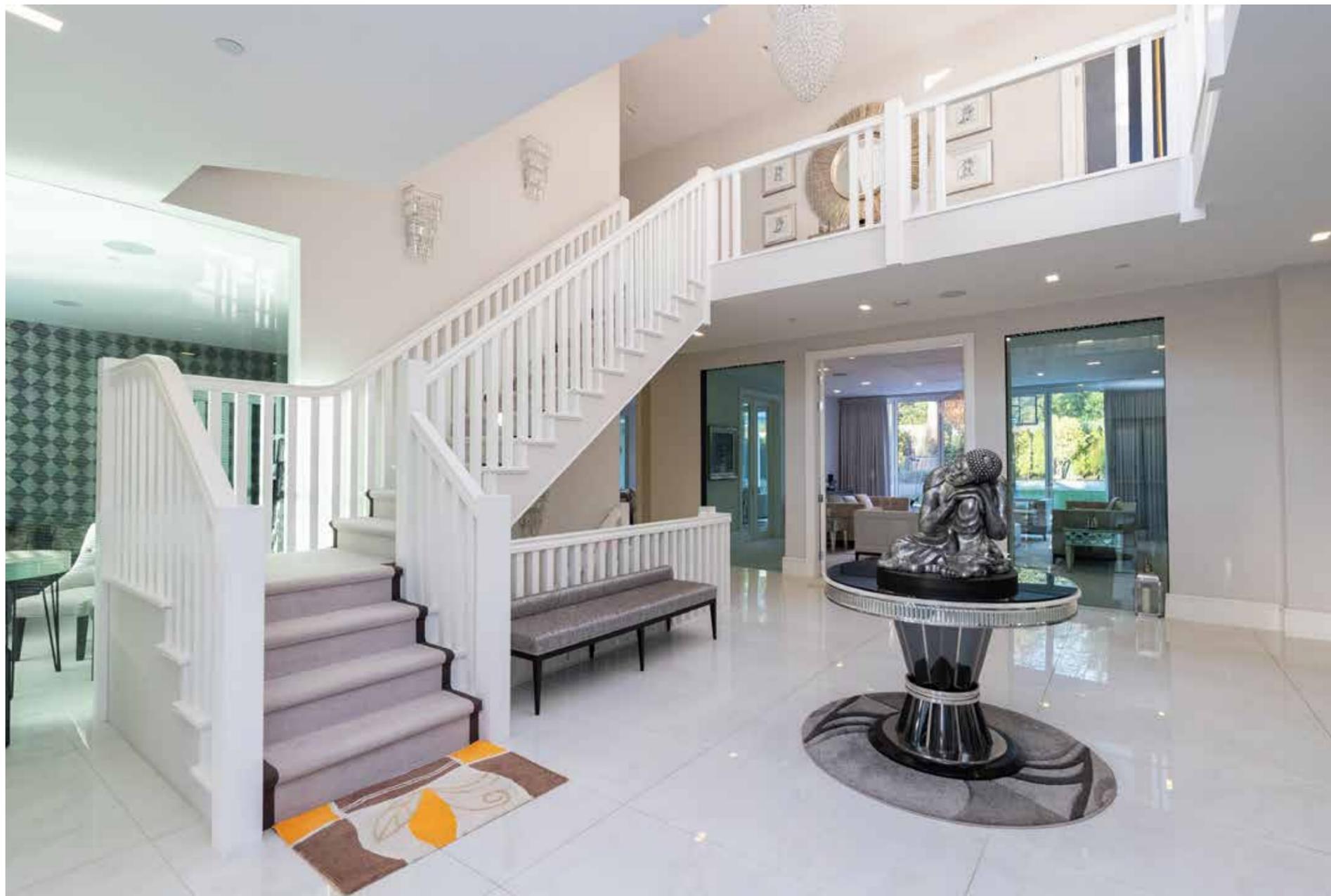




COOMBE PARK

Kingston Upon Thames, KT2



COOMBE PARK

An exceptional seven bedroom detached residence with a lift and an indoor pool complex for sale on the prestigious Coombe Park estate.



Local Authority: London Borough of Kingston Upon Thames

Council Tax band: H

Tenure: Freehold

Estate Service Charge: £1,600 for the period 1 April 2025 to 31 March 2026.

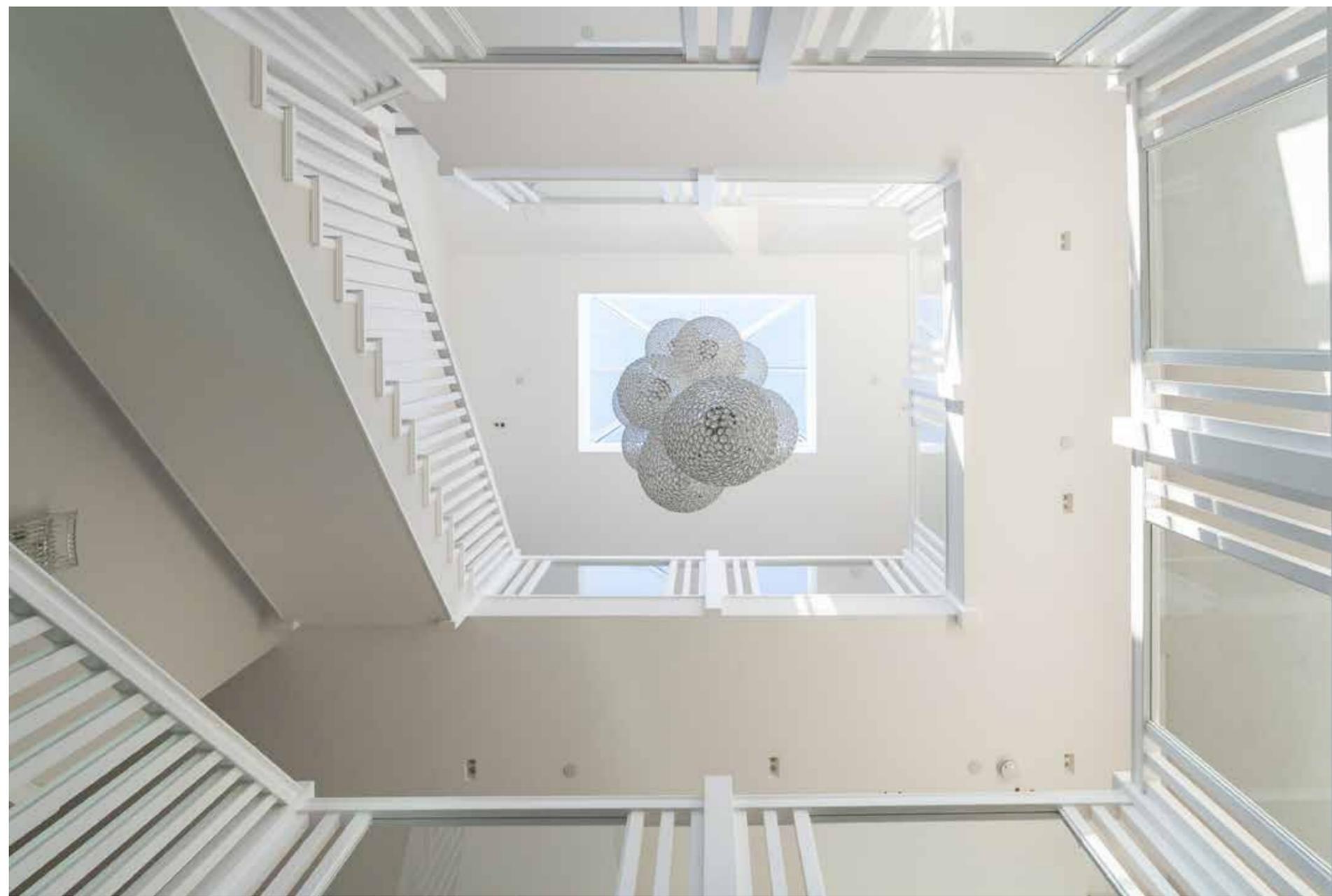
Guide Price: £8,500,000



EXQUISITELY DESIGNED ACCOMMODATION

Set behind secure gates on one of the Coombe Estate's most exclusive private roads, this magnificent seven bedroom detached residence offers in excess of 14,000sqft of exquisitely designed accommodation, combining architectural grandeur with contemporary luxury and outstanding leisure facilities. High ceilings, expansive glazing and a refined use of glass create a wonderful sense of light, volume and visual connection throughout. A dramatic triple-height reception hall sets the scene, providing a striking sense of arrival, with elegant proportions and sweeping sightlines setting the tone for the accommodation beyond. Interconnecting formal reception rooms flow beautifully for entertaining, with bi-fold doors opening directly onto the gardens and leading through to the indoor swimming pool and spa, creating a seamless link between leisure, living and outdoor space.





ARCHITECTURAL GRANDEUR & MODERN LUXURY

To the rear, a full width rear aspect kitchen entertaining area forms the heart of the home. Finished with a bespoke Pedini kitchen, extensive Miele appliances and a substantial central island, this impressive space is designed for both everyday family life and large-scale entertaining. An adjoining orangery with glazed roof brings further light and softness to the arrangement, while a separate study provides a calm, considered work-from-home environment. Lift access serves all principal floors.



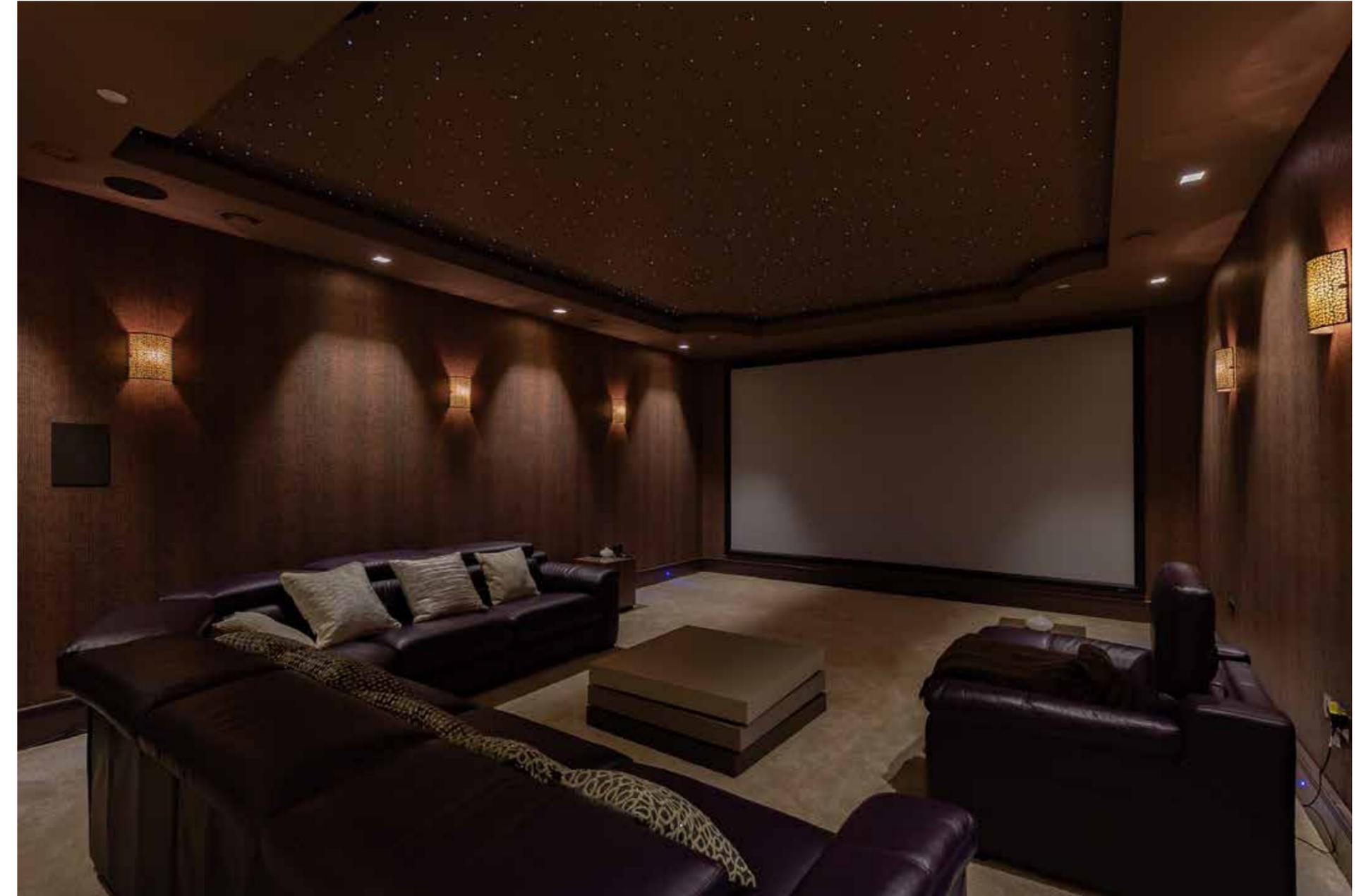


CONSIDERED DESIGN THROUGHOUT

Spread across the upper floors are seven well-proportioned, bright and airy bedroom suites, each designed to offer privacy and tranquillity. The principal suite is particularly impressive, featuring access to a private balcony, an exquisitely fitted dressing room and a luxurious spa-style bathroom.

Finished to an uncompromising specification with underfloor heating and air conditioning throughout, this is a rare opportunity to acquire a landmark family home of remarkable scale, security and sophistication — perfectly positioned for Coombe, Richmond, Putney and Wimbledon while offering effortless access to central London.

Please note, some imagery is CGI.





AN ELEVATED LIVING EXPERIENCE

The lower ground floor is devoted to lifestyle and wellbeing. Facilities include a state-of-the-art cinema with 4K Sony projector and Dolby Atmos sound, a fully equipped gym, yoga and dance studio, games room, therapy room, office, secondary kitchen and a self-contained staff bedroom suite — all arranged with exceptional attention to detail and comfort.

Outside, beautifully landscaped gardens extend to approximately 0.4 acres, providing a series of elegant terraces, level lawns and mature planting that frame the house with both privacy and presence. A garage, extensive off-street parking, remote-controlled gates, alarm system and internal and external CCTV complete this exceptional offering.





Approximate Gross Internal Area = 1,345.1 sq m / 14,480 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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