

## BOSINNEY

APPROXIMATE GROSS INTERNAL FLOOR AREA : 4975 SQ FT- 462.20 SQ M

(EXCLUDING GARAGE)

GARAGE AREA : 363 SQ FT- 33.70 SQ M

TOTAL AREA : 5338 SQ FT- 495.90 SQ M



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



**Bosinney The Leigh, Coombe Hill Road,  
Kingston Upon Thames, KT2 7DS**

**£4,500,000 Freehold**

A beautifully presented 6 bedroom detached house located on a double plot in a gated development of just 4 houses overlooking the renowned Coombe Hill Golf Course on the prestigious and private Coombe Estate.

- Secure gated development on a private road
- situated on approximately 0.53 of an acre
- Overlooking Coombe Hill Golf Course
- Dining room
- Kitchen / breakfast room with separate utility room
- Six bedrooms with five bath / shower rooms (four En suite)
- Detached double garage
- Three reception rooms
- Study
- Secure parking for several cars

This plan is for guidance only. Drawn in accordance with RICS guidelines. 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.

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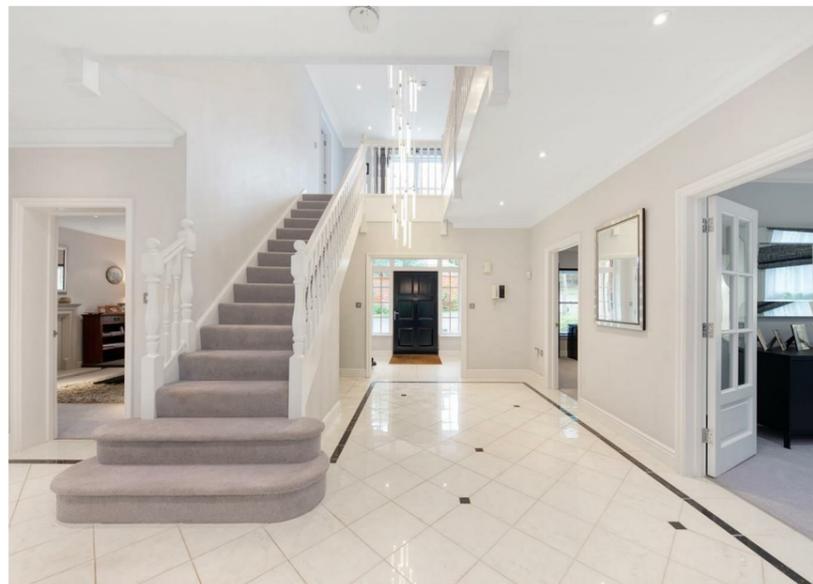
## Location

Coombe Hill Road is a highly sought after private road which is conveniently located just off Coombe Lane West. Forming part of the larger Coombe Estate, this property is surrounded by leafy green areas including several golf courses such as Coombe Hill, Coombe Wood and Royal Wimbledon in addition to the rolling acres of Richmond Park and Wimbledon Common. There are a number of highly regarded private and state schools in the immediate vicinity and there are excellent transport links into London Waterloo as well as to Heathrow and Gatwick airports via the A3/M25 network.



## Description

Bosinney is a beautifully presented, substantial family home with a stunning large garden. On the ground floor the house comprises: impressive entrance hall; a generous living room; dining room; family room; study; a well appointed kitchen/breakfast room; a TV/games room; utility room and cloakroom. On the first floor is the exceptional principal bedroom suite complete with dressing room and en-suite bath and shower room and a balcony overlooking the garden and golf course. 3 further bedrooms, all with en-suite bathrooms complete this floor. On the second floor are a further 2 bedrooms and a family bath and shower room. There is a detached double garage in addition to generous off-street parking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.

