



Coombe Park, Kingston Upon Thames, KT2 7JB

Guide Price £10,900,000 Freehold

Introducing Coombe Park...

A beautifully presented 7 bedroom double fronted detached house has been designed across three floors and is well balanced throughout, benefitting from luxurious finishing touches, an imposing entrance hall, generously sized reception rooms, plenty of living accommodation and high ceilings throughout. The spacious, bespoke kitchen is fully fitted with Gaggenau and Miele appliances, a discreet larder, a substantial island and several seating areas. The bedrooms are all very generous and all have en-suite facilities. The principal bedroom is very impressive with a large en-suite bath and shower room and a spacious and well equipped dressing room. Leading directly from both the kitchen and swimming pool suite is the beautifully landscaped, westerly facing garden filled with mature trees and benefitting from two seating areas, perfect for alfresco dining.

In addition to the principal accommodation, there is a one bedroom annexe flat in what used to be the garage, a gymnasium on the lower ground floor and a home cinema/media room on the top floor.

There is air conditioning and underfloor heating throughout the property, along with Sonos sound system and Control 4 home automation system to the principal rooms. There is a lift that services all three floors.



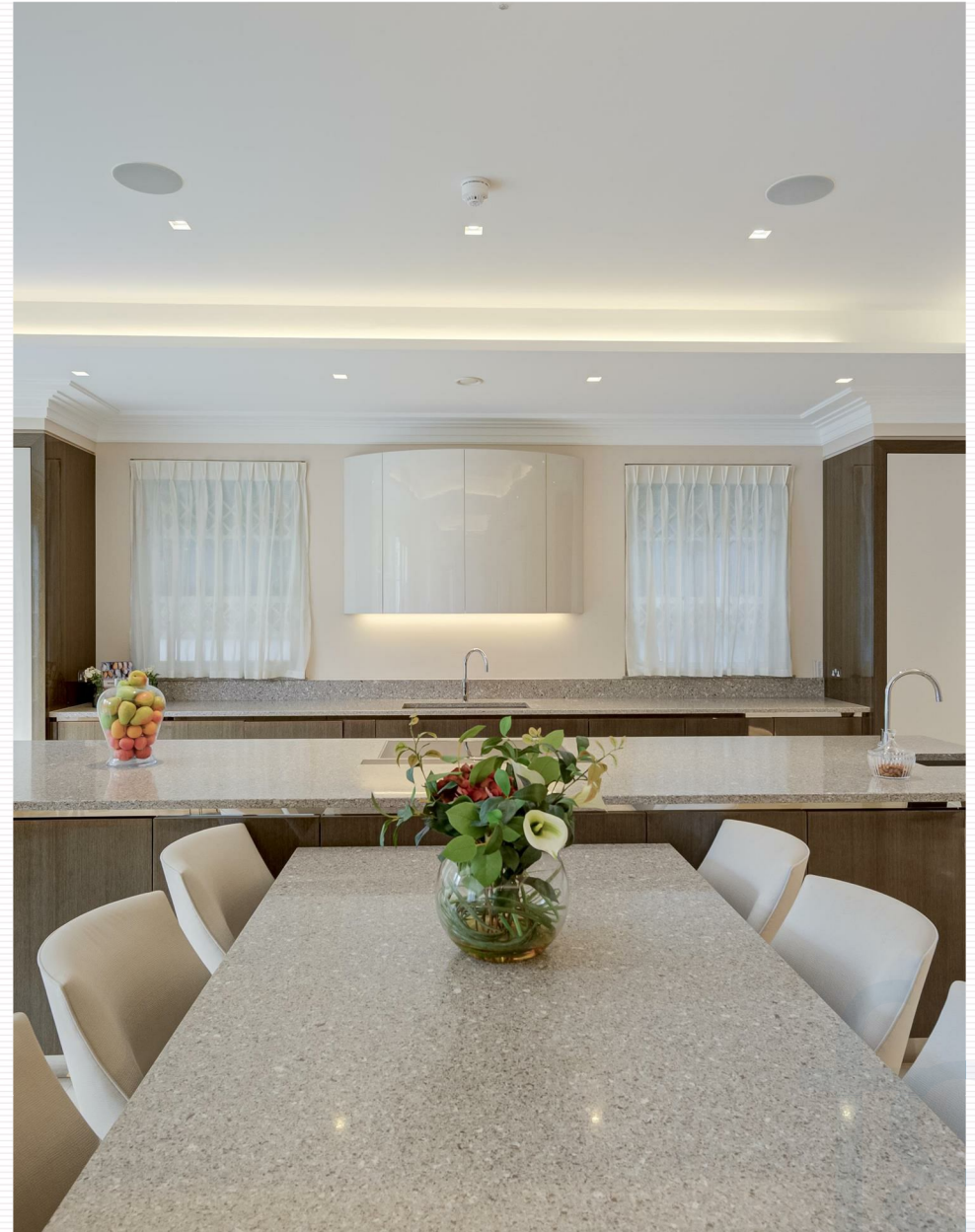
Welcome to Kingston Upon Thames...

Coombe Park is a prestigious, sought after estate with several substantial houses in a leafy London suburb. The gated estate is kept well manicured and is situated close to Richmond Park along with excellent schools and easy access to London and Surrey.



- 7 bedroom detached house (all with en-suite bath/shower rooms)
- 3 reception rooms
- Fabulous master bedroom with en-suite bathroom and separate dressing room
- Bespoke kitchen/dining/family room
- Indoor heated swimming pool
- Gymnasium
- Home cinema
- 1 bedroom separate annexe
- Landscaped garden
- Gated driveway

Coombe Park

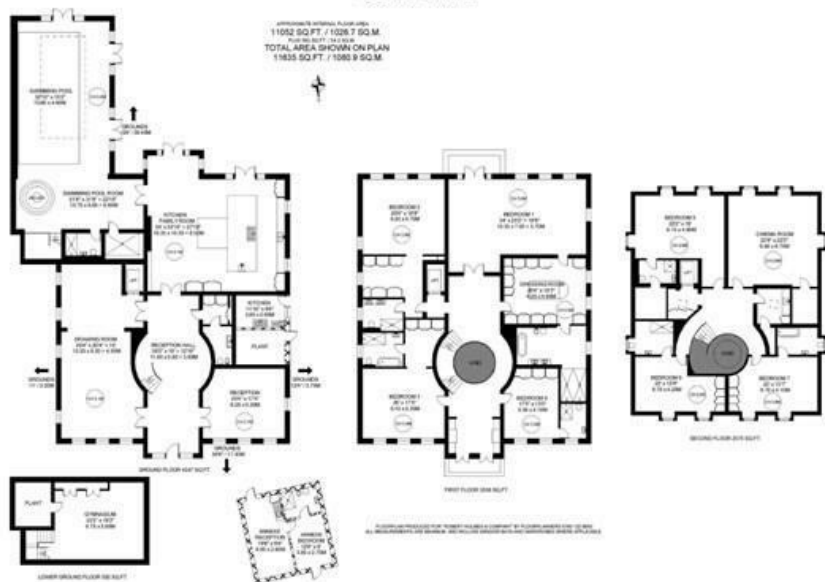








COOMBE PARK KINGSTON HILL SURREY KT2



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Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

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