



Coombe Ridings, Coombe, Kingston Upon Thames, KT2 7JT

Guide Price £4,150,000 Freehold

Introducing Coombe Ridings...

A truly impressive and beautifully presented 5 bedroom detached house in an elevated position in this highly sought after location on the Coombe Estate. The house is arranged over just two floors and boasts generously proportioned rooms throughout and a feeling of quality that is hard to find.

On the ground floor the house is entered into a most appealing entrance hall and comprises: double aspect drawing room; double aspect living room; dining room; bespoke kitchen/breakfast room with quality appliances; study; cloakroom and a utility room. For family gatherings or parties, the rear reception room, dining room and kitchen can open out into one large connected room with two pairs of sliding pocket doors.

On the first floor the magnificent master bedroom comprises an exceptional bedroom with a large dressing room and en-suite bath and shower room. There are 4 other spacious bedrooms on this floor, each with wardrobes and en-suite facilities.

To the front of the property is a gated driveway with parking for several cars, a garage and pretty gardens. To the rear and side of the house are gardens and patios.



Welcome to Kingston Upon Thames...

Coombe Ridings is a sought after private gated enclave off Kingston Hill, conveniently located close to Kingston and Wimbledon town centres with their excellent shopping facilities. The A3 offers fast access to central London and both Gatwick and Heathrow airports via the M25 are also close at hand. The nearest train station is Norbiton, a 20 minute walk and provides frequent services to London Waterloo and Vauxhall (approximately 25-30 minutes). The area offers a range of sporting facilities including golf, tennis, squash and horse riding and is very close to the entrance to Richmond Park. There are many schools in both the private and state sectors within easy reach.

- Beautifully presented 5 bedroom detached house
- 5 en-suite bath/shower rooms
- 2 reception rooms
- Dining room
- Kitchen/breakfast room with quality appliances
- Study
- Utility room
- Cloakroom
- Front and rear gardens
- Garage and off-street parking



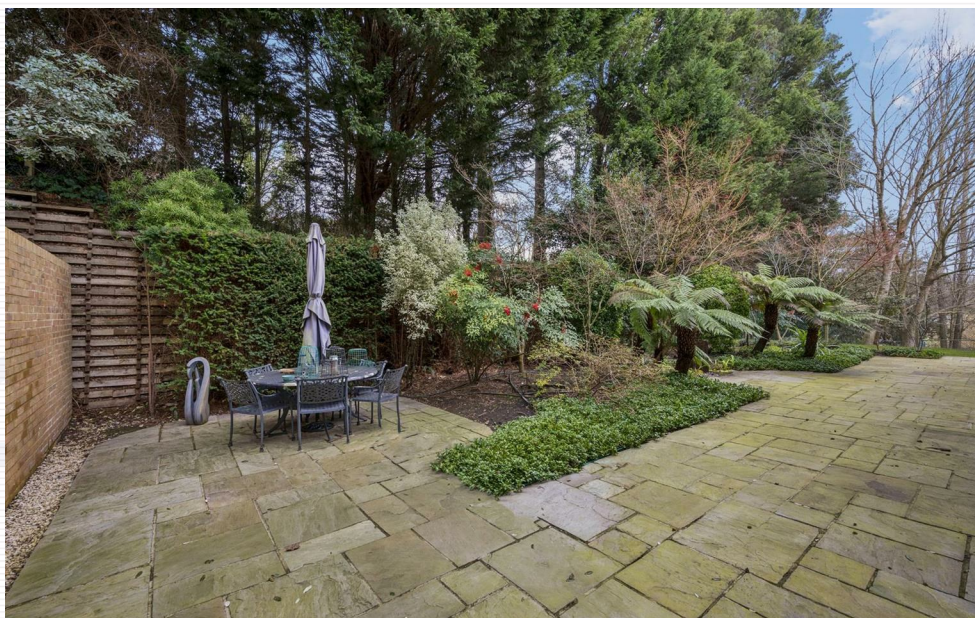
Coombe Ridings





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MAVAMBO
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 4513 SQ FT - 419.23 SQ M
 (EXCLUDING GARAGE, STORE & VOID)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 345 SQ FT - 32.02 SQ M



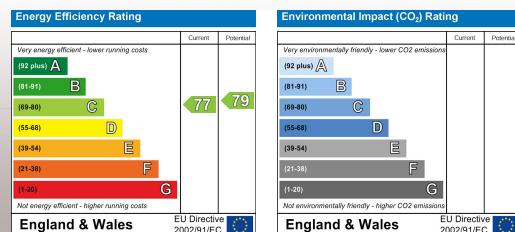
FIRST FLOOR



GROUND FLOOR

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 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.

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