



Coombe Park, Coombe, 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 al fresco 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.



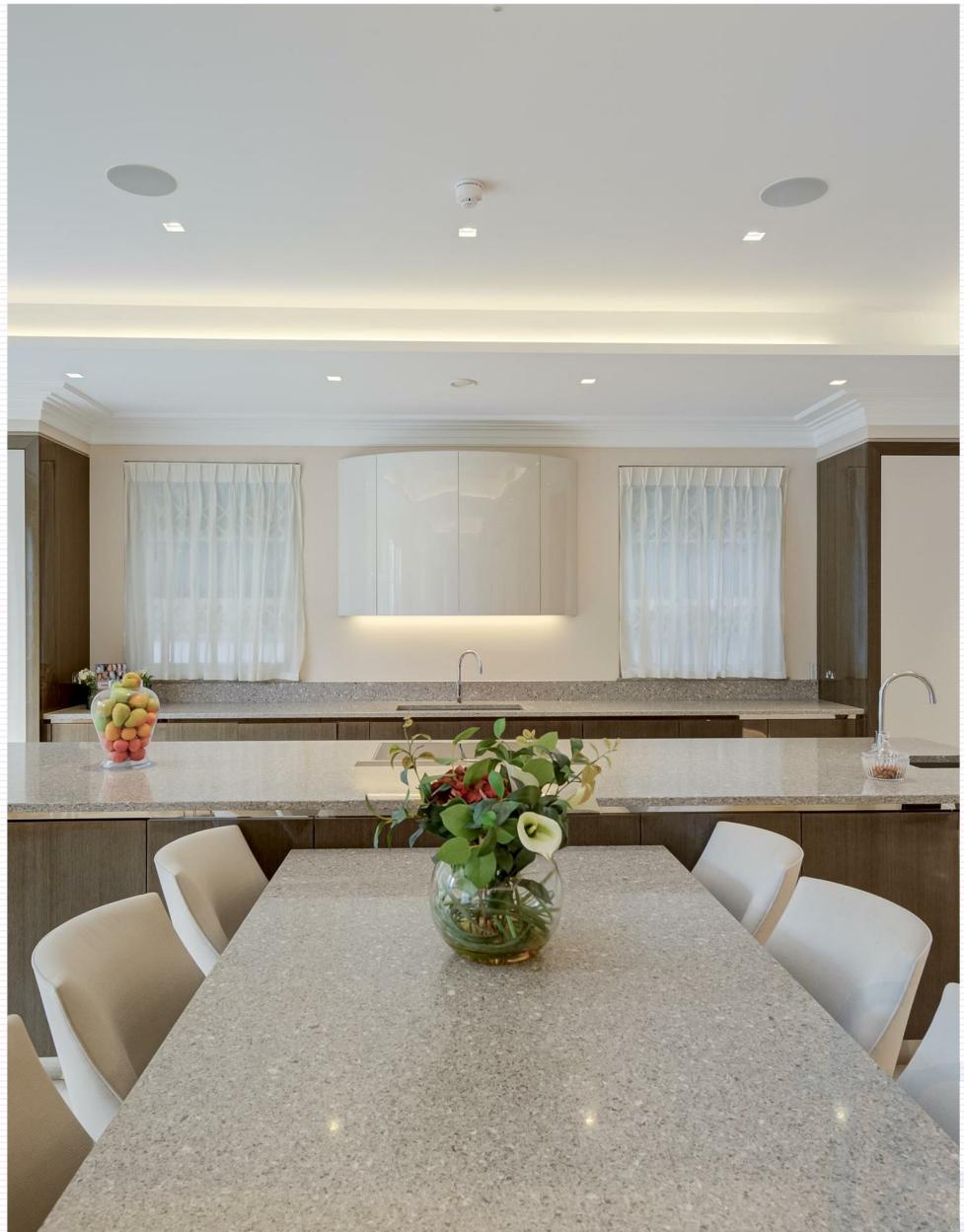


## Welcome to Kingston Upon Thames...

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.

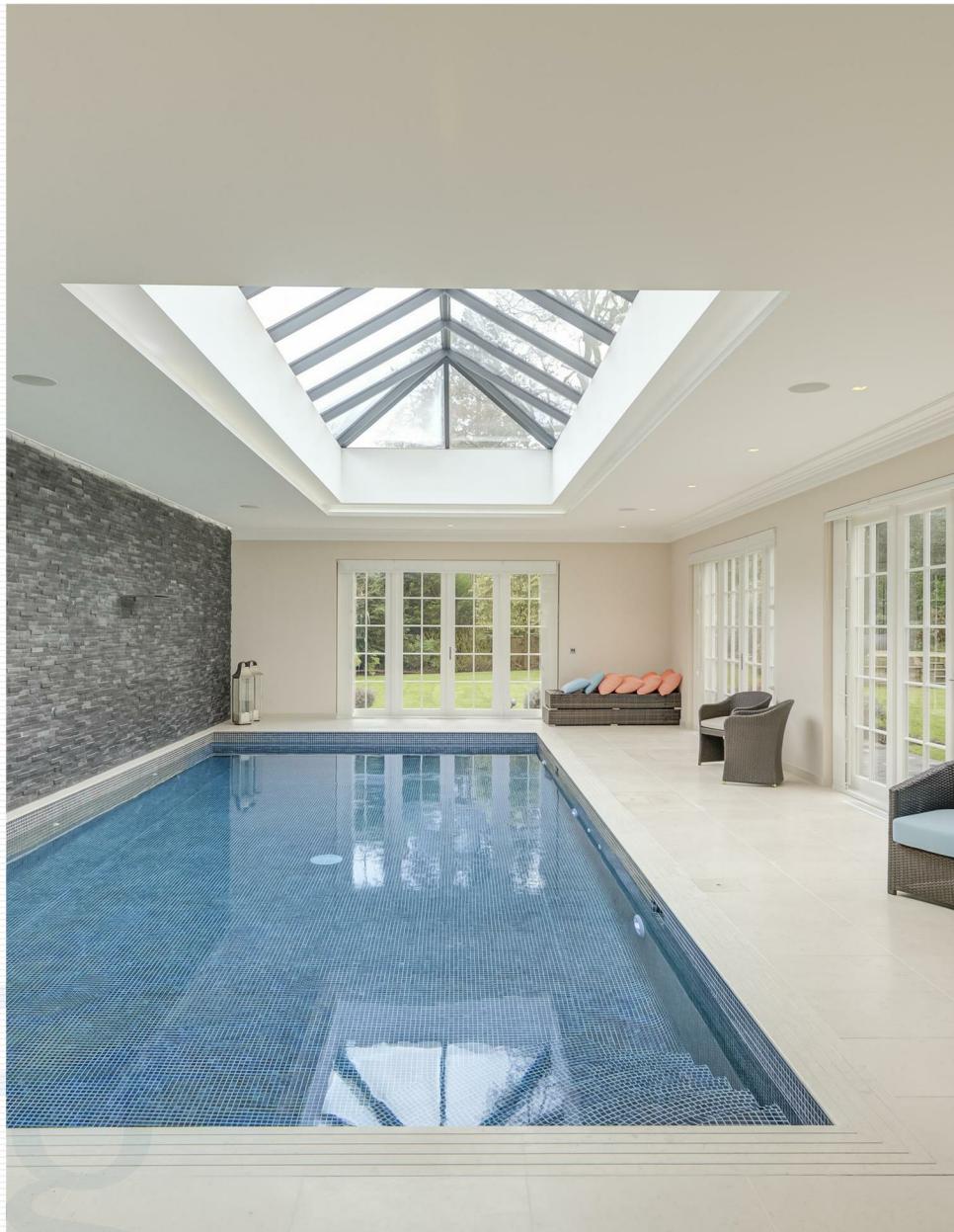
- **7 bedroom detached house (all with en-suite bath/shower rooms)**
- **3 reception rooms**
- **Fabulous master bedroom with en-suite bathroom and separate dressing room**
- **Bespoke kitchen/dining/family room**
- **Indoor heated swimming pool**
- **Gymnasium**
- **Home cinema**
- **1 bedroom separate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

## Coombe Park



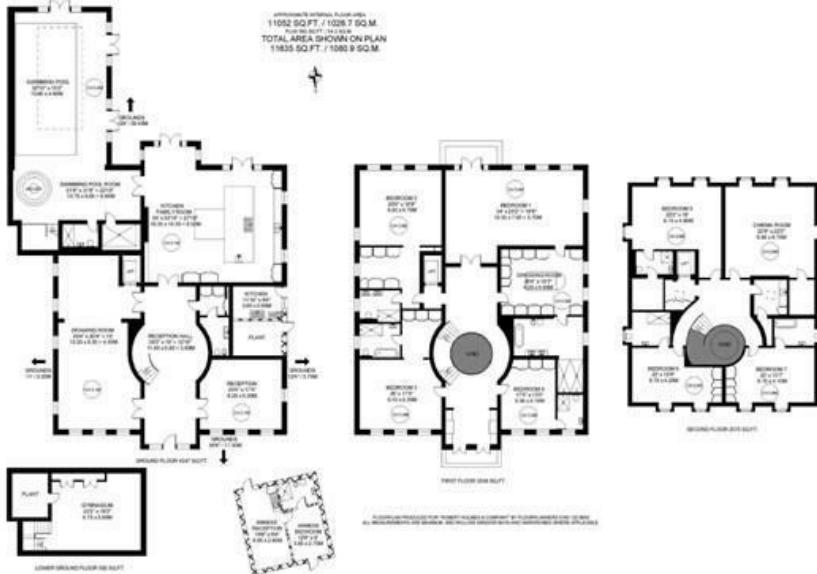


## Coombe Park

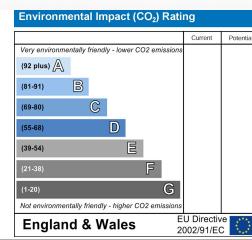
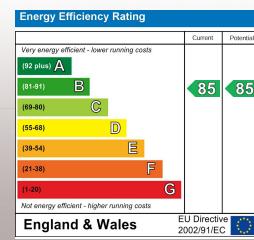




COOMBE PARK  
KINGSTON HILL  
SURREY KT2



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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 the wiring, plumbing and drains have not been checked. Our client has advised 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.

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