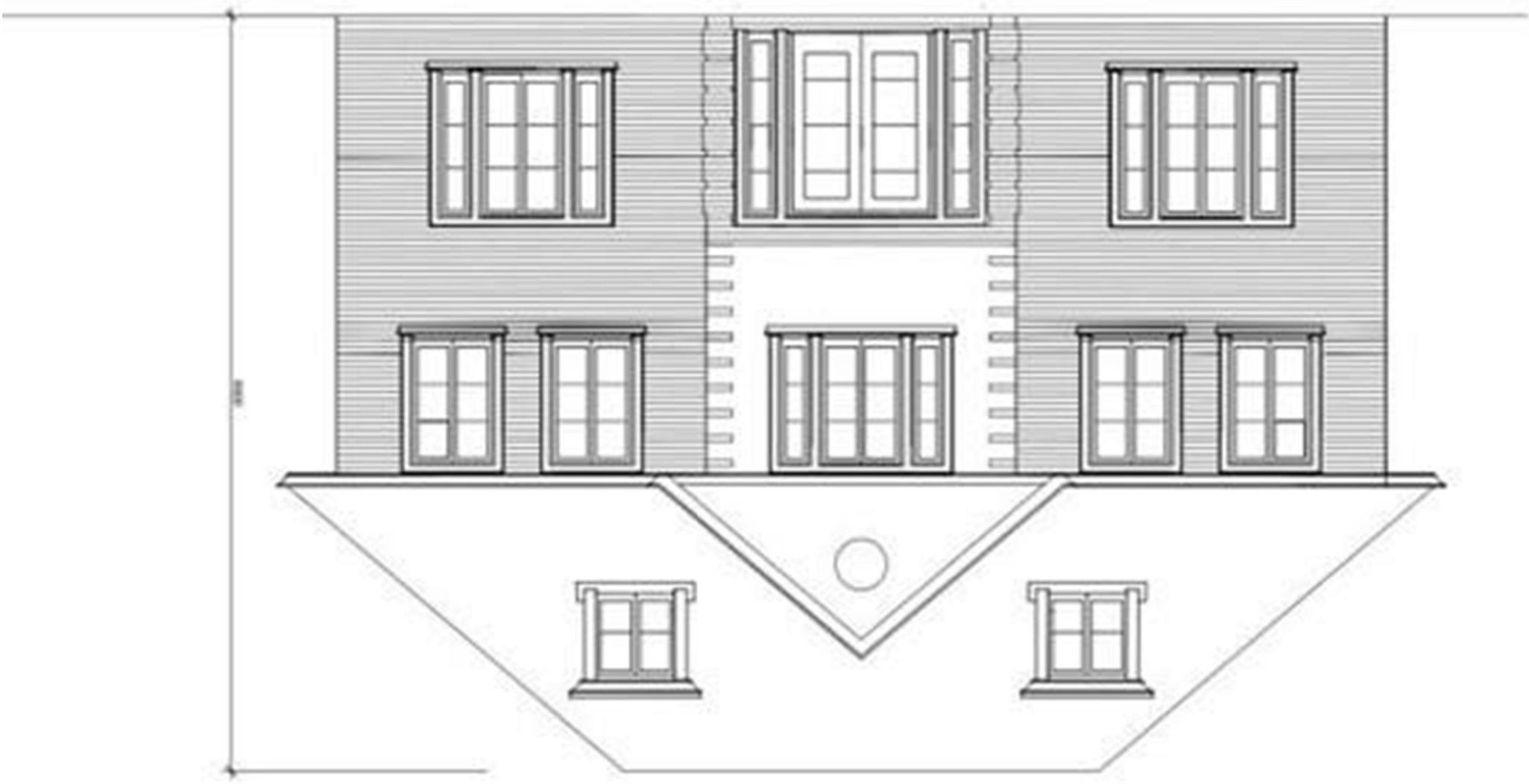
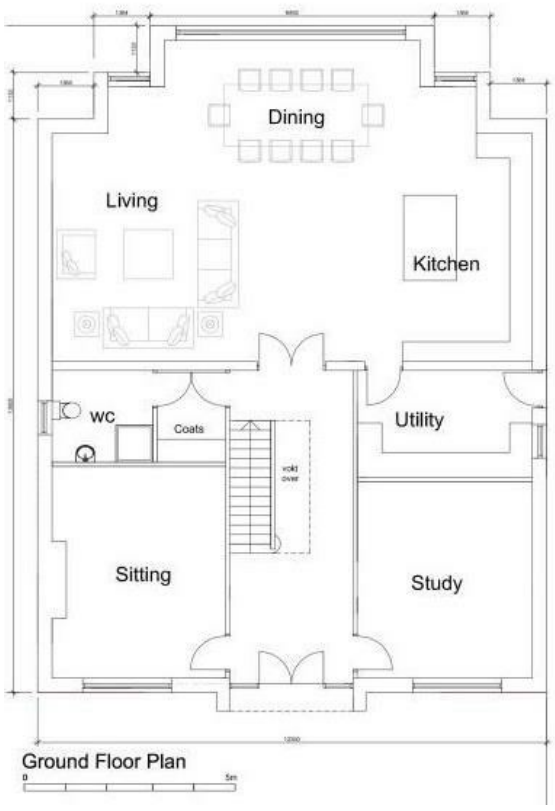
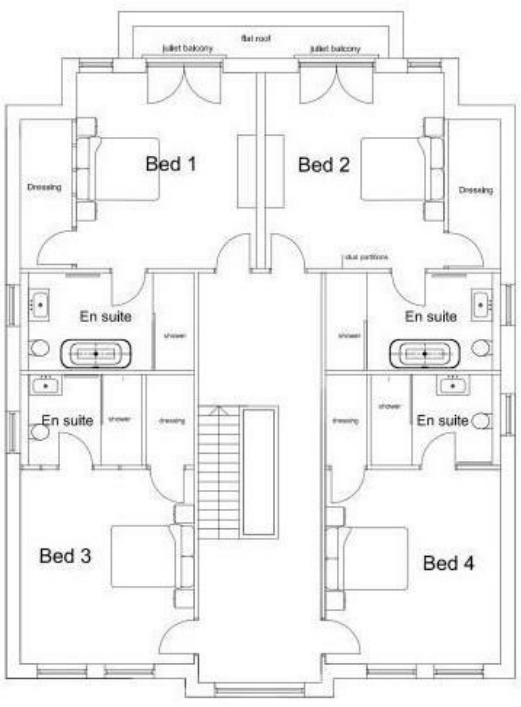
Orchard Rise

Kingston upon Thames KT2 7EY

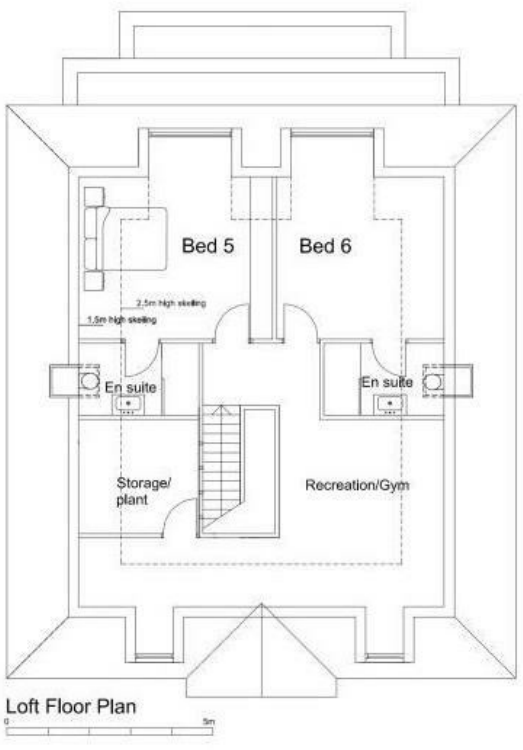




Ground Floor Plan



First Floor Plan



Loft Floor Plan

gibson lane

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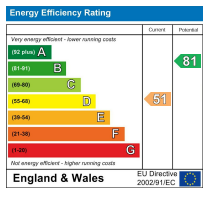
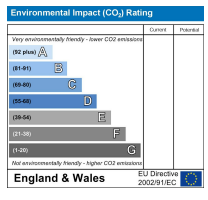
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444





Important Information

All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

The Property Ombudsman
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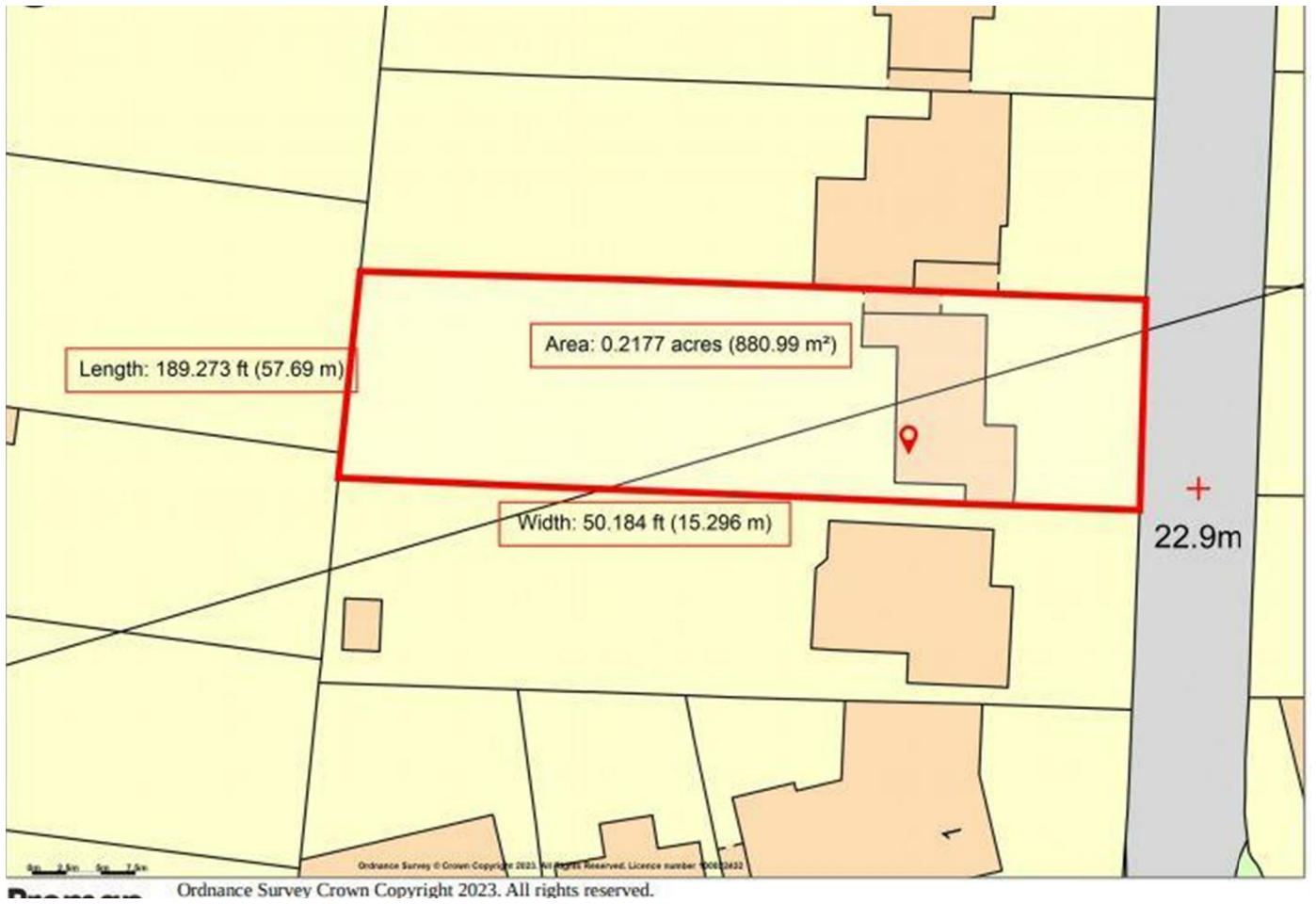

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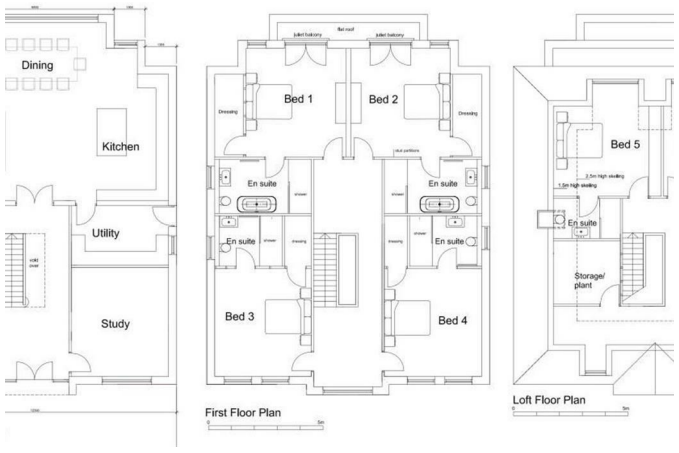

Guide Price £1,750,000

- Planning permission granted for stunning detached family home
- New build project approaching 5000 square foot
- Incredible west facing plot approaching 1/4 Acre
- Sought after private road
- Existing home - Council tax band G
- Planning permission prepared by a well known local architect
- Tremendous development potential
- Fringe of Coombe Estate

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

Attention families and developers, a rather unique opportunity to acquire this incredible plot approaching 1/4 acre which enjoys a due west aspect, located on this extremely sought after private road on the fringe of the exclusive Coombe Estate. Planning permission was granted on 2nd February 2024 for demolition of the existing dwelling and construction of a stunning brand new residence of almost 5000 square foot (information supplied by the well known architect that prepared the plans); comprising a grand receiving hall, cloakroom with W.C, 4 reception areas (two of which are open plan to a large kitchen area), utility room, 6 generous bedrooms all with en-suite bath/shower rooms (the 2 principle bedrooms have Juliet balcony's), plant room and gym. Naturally a buyer could make alterations to this layout prior to build and subject to consents.

A three week marketing period commences on 16th February 2024, we ask all interested buyers to place offers in writing (email) to Gibson Lane prior to a closing deadline of Monday 11th March 2024, offers will be considered by our clients after this timeline. Prior to making an offer, we would encourage all interested parties to view the full planning application details on the Kingston Council Planning Portal - Application no: 23/03080/FUL or visit the link on this webpage.

Large sunny plots with granted development are rarely available in this location and therefore we would thoroughly recommend a viewing and serious consideration to this opportunity.

Situation

Orchard Rise is a private road on the fringe of the prestigious Coombe Estate, this sought after location is ideally positioned between Kingston, New Malden and Wimbledon Village with their extensive range of shops, boutiques, restaurants and bars. Norbiton Station which gives direct access into London Waterloo is close by and the A3, which serves both London & the M25, is easily accessible by car.
The standard of schooling in Kingston & Coombe is excellent within both the private and state sectors. these include; Coombe Hill, Tiffin Boys, Tiffin Girls & Kingston Grammar. Rokeby, Holy Cross and Marymount international school on George Road are some 500 yards away and can be easily accessed via a walkway at the top of the road which leads to The Drive. The area also has an abundance of leisure facilities to include tennis clubs, riding schools, private & public health clubs and there are 3 golf courses within minutes of the property (Malden, Coombe Wood and the prestigious Coombe Hill)