



# 3 Moor Park Gardens

Coombe Hill Estate, Kingston Upon Thames KT2 7UD



## ACCOMMODATION

- 6 Bedrooms
- Master Suite With Dressing Room
- 5 Bathrooms (All En Suite)
- Formal Reception Room
- Smallbone Kitchen
- Open Plan Dining/Family Room
- Study
- Studio Room
- Off Street Parking For Several Cars
- Mature Private Gardens

PRICE ON APPLICATION



Central London 8 miles  
Heathrow Airport 9.4 miles  
Gatwick Airport 38 miles

Discreetly positioned on a small private road in the Coombe Hill Estate this grand family home has been meticulously maintained and updated and provides excellent entertaining space for a large family.

Brilliantly located on an exclusive private, gated road in the Coombe Hill Estate, this impressive 7 bedroom family home has been comprehensively modernised and refurbished by the current owner to an exceptional standard. One of only 4 houses in Moor Park Gardens, the original house was completed in 1992. On arrival, impressive iron

gates open up to a expansive brick forecourt with parking for several cars creating the distinct feeling of a country house despite being convenient for both Wimbledon Village and Kingston Town Centre as well as being walking distance to several excellent state and independent schools. The front entrance hall is generous and well proportioned and features a central elegant, polished oak staircase that rises to a galleried landing. A spacious, dual aspect reception room runs the length of the house with french doors onto the garden. The heart of the house is an exquisite bespoke, Smallbone kitchen that features a large central island which stretches to over 24 feet with casual breakfast bar seating. The working

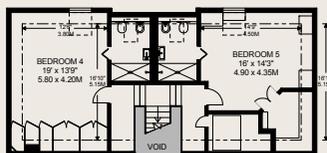
surfaces are thick, polished granite and the kitchen benefits from top of the line Gaggenau appliances as well as an enormous stainless steel double sided refrigerator and a range of custom fitted cupboards. The entire kitchen/dining area is flooded with light from both a large architectural lantern roof and a wall of glass bi-fold doors onto the extra wide terrace and gardens. The kitchen connects seamlessly to a large family room and a more formal dining room. There is also a good sized study, a utility room, a cloakroom and a substantial studio room/gym on the ground floor. Upstairs is a splendid master suite - with a large dressing room and a very luxurious master bathroom with an oversized

bath/jacuzzi and double shower. There are 4 further bedrooms all with en suite shower rooms on the first floor - 2 of which could easily provide very comfortable staff accomodation as they are discretely positioned in a separate wing. The second floor has 2 large bedrooms each with an en suite bathroom. This quite special family home sits quite naturally in its own grounds of nearly 1/3 of an acre. The wide stone terrace is perfect for big summer barbecues and features a modern and cleverly designed outdoor firepit. The gardens are beautifully landscaped with mature trees and shrubs and an immaculate lawn. EPC Rating D.

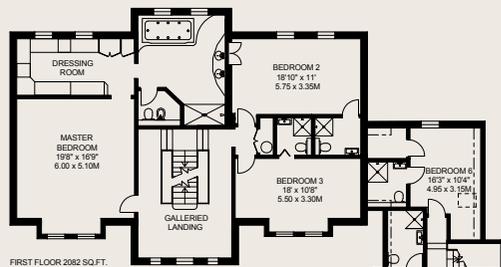


## MOOR PARK GARDENS

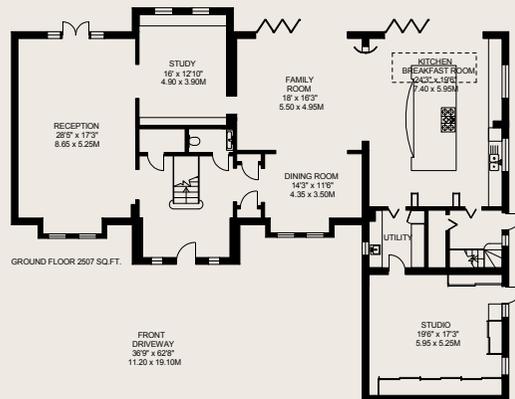
APPROXIMATE INTERNAL FLOOR AREA  
5437 SQ.FT. / 505.1 SQ.M.



SECOND FLOOR 848 SQ.FT.



FIRST FLOOR 2062 SQ.FT.



GROUND FLOOR 2507 SQ.FT.

FLOORPLAN PRODUCED FOR "ROBERT HOLMES" BY FLOORPLANNERS 07801 228850  
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
WHERE A ROOM HAS A SLOPING CEILING, THE DOTTED LINE MARKS 1.90M HEIGHT,  
AND THE MEASUREMENTS ARE SHOWN AT FLOOR LEVEL.



**PRICE ON APPLICATION**

**Viewings by appointment through Robert Holmes & Co on 0208 947 1100**

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, nor tested the services, appliances or specific fittings.