



Woodlands

Coombe Park, Kingston Hill, KT2 7DY



ACCOMMODATION

- 6 Bedrooms
- 7 Bath/Shower rooms (5 En Suite)
- Master Suite With Dressing Room
- Open Plan Kitchen/Dining Room
- Drawing Room
- Family Room
- Study
- Indoor Swimming Pool
- Cinema Room
- Studio and Gymnasium
- Games Room
- Staff Kitchen and Office
- Therapy Room
- Double Garage
- Landscaped Gardens

PRICE ON APPLICATION



Central London 8.9 miles
Heathrow Airport 9.9 miles
Gatwick Airport 30 miles

A magnificent, newly built luxury house on one of the premier private gated roads in the Coombe Estate. Designed to the highest standards and stretching to nearly 15,000 sf, the house is architecturally impressive and immaculately presented.

Woodlands sits behind its own impressive, double gated carriage drive in .4 acres of beautifully landscaped grounds on arguably the most exquisite private road in the Coombe Estate. The entrance hall is particularly splendid - with a triple height staircase and a stylish and modern bannister. With extra high ceilings, full height doors and large expanses of glass the house maximizes natural light and space. The house features the latest home automation technology, CCTV cameras inside and out, an 8 passenger lift to all four floors, underfloor heating and full air conditioning, and a Denon audio system with speakers throughout - quite simply there is everything one would hope for in a luxury house.

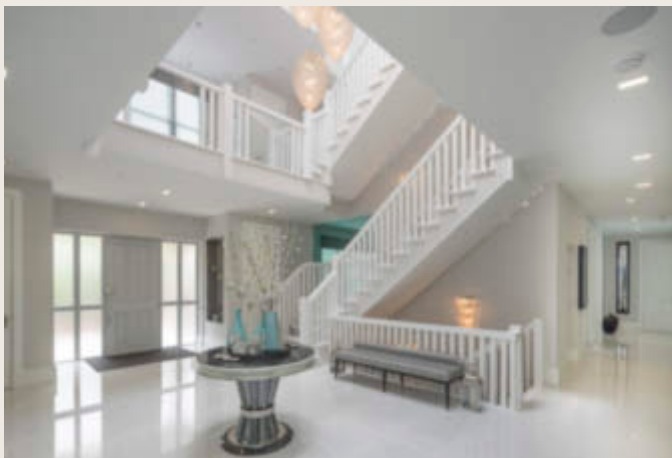
The ground floor has superb lateral entertaining space - with an elegant formal drawing room and separate dining room both with bi-fold doors onto the gardens and a sleek, 68 foot open plan kitchen with a large central

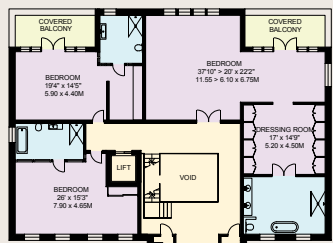
island and high quality integrated Miele appliances. The kitchen includes a spectacular orangery/dining area with an outstanding glass roof lantern with lovely views over the gardens. The family room has double doors to a beautiful indoor swimming pool of nearly 30 feet with a pool room and spa and bi-fold doors to the terrace. A contiguous double garage, a separate study and a cloakroom complete the ground floor. The lower ground floor includes a cinema room with state of the art Sony equipment, a gym, shower rooms, a therapy room, useful staff accommodation (with en suite shower room) as well as an office and a secondary kitchen, a yoga/dance studio, and a large games room with a full bar.

Upstairs, on the first floor there is a sumptuous master suite with a large dressing room and equally spacious en suite bathroom and a lovely covered balcony. There are 2 further large bedrooms on this floor - one with an

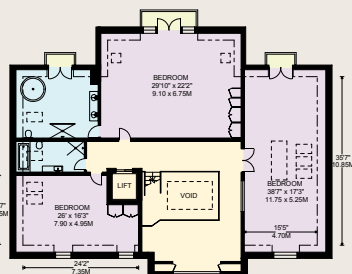
identical balcony and both with good sized en suites. The top floor has three very spacious bedrooms - the largest of which has a quite luxurious en suite bathroom and a very attractive balcony with views over the garden. There are 2 further bedrooms and a separate bathroom. The halls and landings around the central staircase are all generously proportioned.

Coombe Park is quite a special address as one of the very few gated, private estates in southwest London and is convenient for several excellent independent schools. Woodlands is only 800 metres from the 2500 acres of Royal Richmond Park and within 2/3 miles of Kingston Town Centre and Wimbledon each with an extensive selection of restaurants, cafes, theatres and shopping. EPC Rating B.



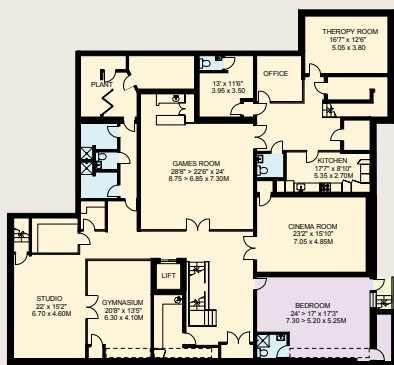


FIRST FLOOR 2674 SQ. FT.

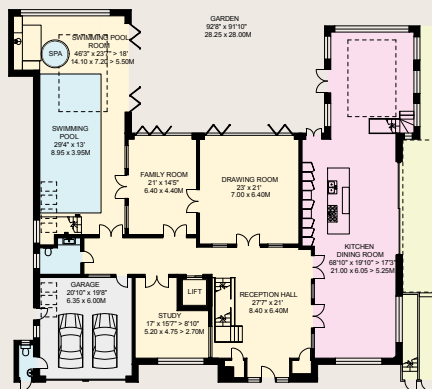


SECOND FLOOR 2664 SQ. FT.

WOODLANDS
COOMBE HILL KT2
APPROXIMATE INTERNAL FLOOR AREA
14480 SQ. FT. / 1345.1 SQ. M.



LOWER GROUND FLOOR 4562 SQ. FT.



GROUND FLOOR 4880 SQ. FT.

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All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
Please read the important notice on the last page of the text of the particulars.



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.