Birchglades

Coombe Park, KT2 7JB

ROBERT HOLMES
& COMPANY

Built in 2018 to a particularly high standard, the current owners have meticulously maintained this substantial property adding further design features to create an impressive, elegant home on a plot size of over 0.65 acres

Asking Price: £10,900,000

Accommodation:

- 4 reception rooms (including a home cinema room)
- Kitchen/breakfast/family room
- Swimming pool suite
- Catering kitchen
- Utility room
- 7 bedroom suites
- Off street parking
- Westerly facing, landscaped garden

Local Borough: Kingston Council
Council Tax Band: H
EPC Rating: B

Nearest Station: 1.7 miles (Norbiton Station)
Central London: 10 miles (approx.)

Property Description: This double fronted home has been designed across four 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. Leading directly from both the kitchen and swimming pool suite is the beautifully landscaped, westerly facing garden filled with mature trees and benefits from two seating areas, perfect for al fresco dining.

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. The lift also services all three floors.

Full specification list of this grand home can be found in this brochure.

Location: 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.

Property Specification Sheet

Entrance Hall
- Italian marble tiled reception hall
- Triple circular atrium with beautiful falling chandelier
- Sweeping stone clad staircase with wrought iron balustrade

Kitchen/Breakfast/Family Room
- Two sets of French doors opening to the rear garden
- Bespoke kitchen designed by renowned cabinet makers Grech and Grech
- Central island and peninsula granite breakfast bar/dining area
- Fully built in appliances including:
  Gaggenau fridge and freezer, wine cooler, two ovens, two warming draws, steam oven and combination oven
  Miele coffee machine, induction hob, dishwasher

Drawing Room and Dining Room
- Generously sized room with reception area and separate dining area
- Gas fireplace

Reception Room/Study
- Dual aspect

Swimming Pool Suite
- 10m x 4.75m swimming pool with a slate tiled wall, two water falls and a large sky light
- Jacuzzi, sauna and changing room/shower room
- Three sets of French doors leading onto the terraces

Gymnasium
- Fully mirrored rear wall
- Plant room

First Floor Landing
- Bespoke built in library area with floor to ceiling shelving
- Currently used as a coffee and lounge area

Principal Bedroom Suite
- Private balcony with views towards the rear garden
- Sitting area
- Spacious, fully fitted dressing room with bespoke joinery to three walls
- Luxuriously appointed en suite bathroom with a walk in wet shower with two shower heads and controls, double hand basin, free standing bath, WC and bidet

Property Specification Sheet Cont.

Bathrooms

- Hans Grohe sanitary fittings, bespoke joinery, book matched marble and modern light fittings

Staff Catering Kitchen

- External access
- Fully fitted with appliances
- Possibility to convert the room back into a utility room, with direct access to the kitchen

Home Cinema Room

- LED lighting and joinery with media equipment including a projector and screen
- Fully sound proofed
- Electric black out blinds

Lift

- Recently fitted, accessed by all three floors

Garden

- Landscaped, westerly facing garden
- Full irrigation system
- Water harvesting tank
- Landscaped lighting

Garage/Annexe

- Garage has been converted to a full annexe
- Bedroom, bathroom, open plan living area and kitchen

Technology Systems

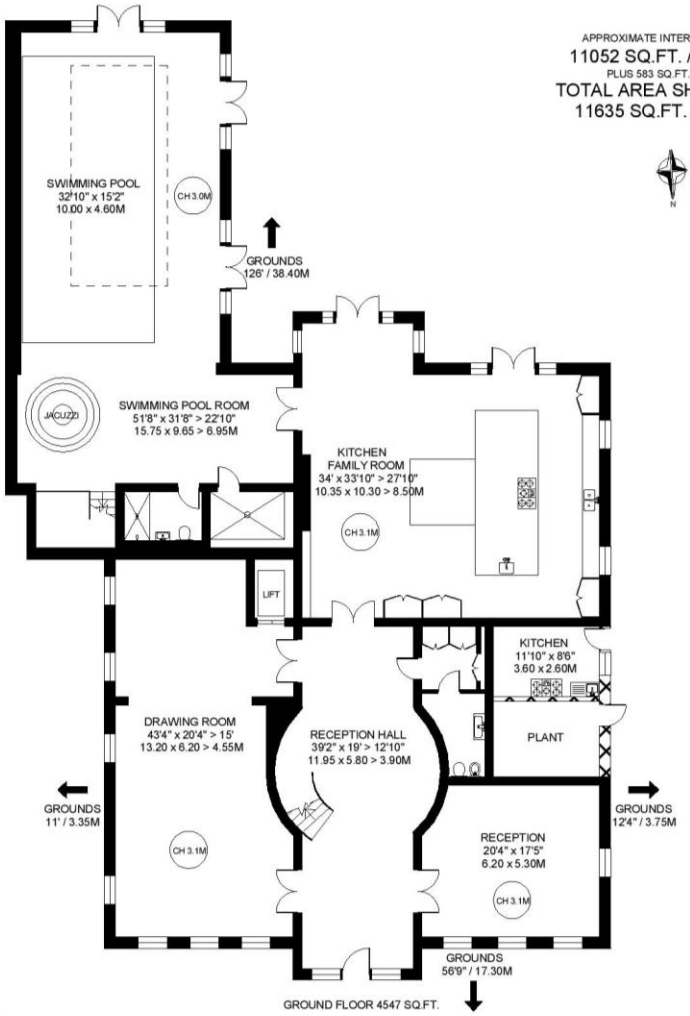
- Control 4 home automation system to all principal rooms with tablet style control panels
- Security cameras
- Full alarm system
- Recessed lighting to all principal rooms
- Sonos sound system to all principal rooms

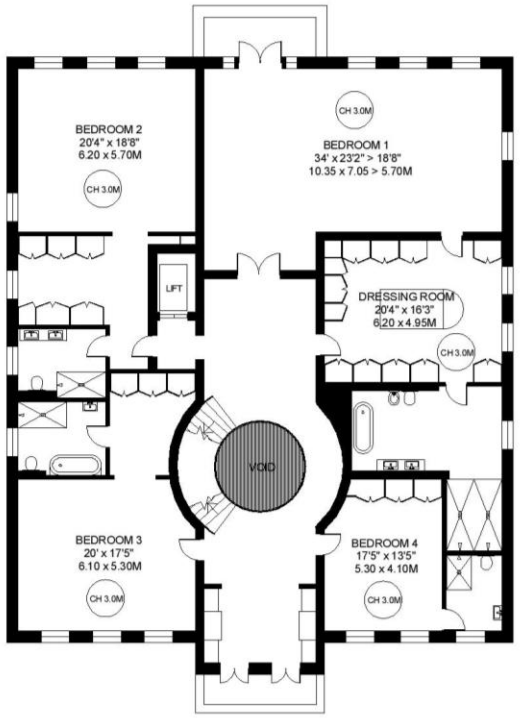
Off Street Parking

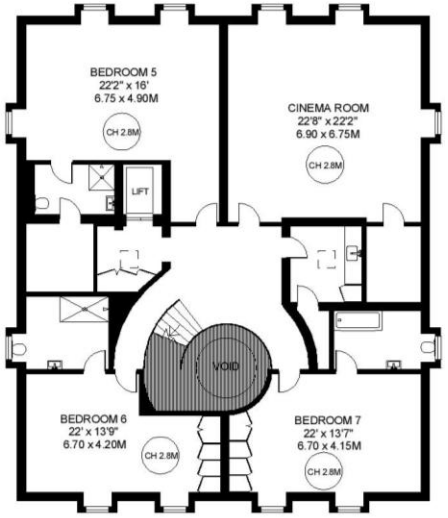
- Private gated parking, along with gates at the front of the estate
- Beautiful front garden

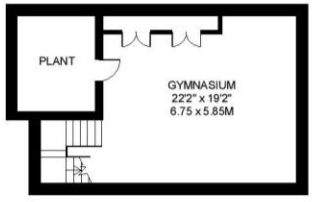
Security grilles throughout the property

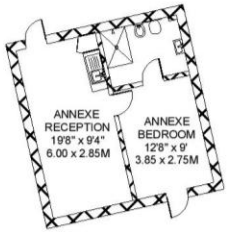
APPROXIMATE INTERNAL FLOOR AREA
11052 SQ.FT. / 1026.7 SQ.M.
PLUS 583 SQ.FT. / 54.2 SQ.M.
TOTAL AREA SHOWN ON PLAN
11635 SQ.FT. / 1080.9 SQ.M.











FLOORPLAN PRODUCED FOR "ROBERT HOLMES & COMPANY" BY FLOORPLANNERS 0780 122 8850
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE

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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.