



11 Orchard Rise

Kingston Upon Thames KT2 7EY

ROBERT HOLMES
— & COMPANY —

An exquisitely renovated and beautifully presented detached, double-fronted four bedroom family home

£2,199,995

Accommodation:

- Detached House
- Kitchen/Family room
- Reception Room
- Dining Room
- 4 bedrooms
- 3 bath/shower rooms
- Off street parking

Local Borough: Kingston Council

Council Tax Band: C

EPC Rating: E

Nearest Station: Norbiton Station

Central London: 10 miles (approx.)



Property Description: An exquisitely renovated and beautifully presented detached, double-fronted four bedroom family home with an outstanding westerly facing rear garden and large driveway to the front. The immaculate accommodation is arranged over two floors and all the rooms are bright and well proportioned. There is a large entrance hall with light pouring in, all rooms lead off the entrance hall. There is a large double aspect reception room with modern fireplace and doors opening onto the garden. the second reception room also has doors opening onto the garden and a stunning hand –built media wall of the highest quality. The kitchen/dining room offers a modern kitchen with built in window seat to the dining area and separate utility room, there is also a funky cloakroom on the ground floor. A magnificent stained glass window over the stairs brings in an abundance of soft light to the first floor. The principal bedroom overlooks the garden and benefits from a comprehensive selection of built in wardrobes and impressive en–suite bathroom. There are a further three double bedrooms, another en–suite and a family bathroom. There is a large loft which could be converted subject to planning permission.

The garden is a fabulous size, flat and mainly laid to lawn with a wide terrace by the house. It is ideal for summer entertaining and childrens play. Orchard Rise is a private road forming part of the Coombe Estate and has pedestrian access at the top directly onto The Drive and George Road for the local schools there.

Location Orchard Rise is convenient for several excellent state and independent schools. Norbiton Station is only a short walk away whilst there is also an extensive selection of restaurants, cafes and shops in New Malden, Kingston and Wimbledon. The combined 3600 acres of Wimbledon Common and Richmond Park are also nearby.



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
2132 SQ.FT. / 198.1 SQ.M.
APPROXIMATE ADDITIONAL AREAS
118 SQ.FT. / 10.9 SQ.M.
TOTAL AREAS SHOWN ON PLAN
2250 SQ.FT. / 209.0 SQ.M.

GARDEN
110' x 50'10"
33.50 x 15.50M



FRONT GARDEN
AND DRIVEWAY
33'8" x 50'10"
10.25 x 15.50M



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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.