

Abbotsbury House

Coombe Hill Road, Coombe House Estate, KT2 7DY

ROBERT HOLMES
— & COMPANY —



A very private detached family home situated in the heart of the prestigious Coombe Estate boasting spacious, well-proportioned rooms throughout with an abundance of natural light

£1,950,000

Accommodation:

- Detached house
- Kitchen/breakfast room
- Double reception room
- Dining room
- 5 bedrooms
- 4 bath/shower rooms
- Off street parking & garage
- Wraparound garden

Local Borough: Kingston Council

Council Tax Band: H

EPC Rating: C

Nearest Station: 1.1 miles (New Malden, 24 minutes by train to Waterloo Station)

Central London: 10 miles (approx.)



Property Description: This property offers an excellent balance of entertaining space and living accommodation. It is set back from the road and approached via a leafy shared driveway with high brick walls, the private gated driveway has off street parking for several cars and a generous garage. The beautiful high brick walls surround the whole plot creating a secluded home and includes the beautifully maintained wrap-around garden with patio areas, lawns and mature shrubs and plants.

All of the reception rooms are accessed from the spacious entrance hall. The double drawing room, has a feature fireplace separating the reception areas and two sets of sliding doors to the garden, there are internal sliding doors which lead into the music room which could be used as a formal dining room if required. The kitchen has been well maintained and features a Quooker tap, plenty of storage and a separate utility room. The conservatory has unusually high ceilings of 3.3m with a pitched glass roof, and tall doors leading to the patio and garden. There is also a playroom/study on this floor and a cloakroom.

The principal bedroom suite is located on the first floor and has direct access to a substantial, and very private, Astroturf roof terrace. The bedroom is fully fitted with built in wardrobes, whilst there is a separate room currently used as a study that could be a dressing room. The en suite bathroom has a separate shower and double basin. There are three further double bedrooms on this floor, a family bathroom and two shower rooms (one of which is an en suite).

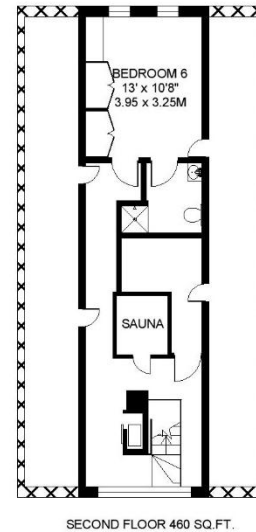
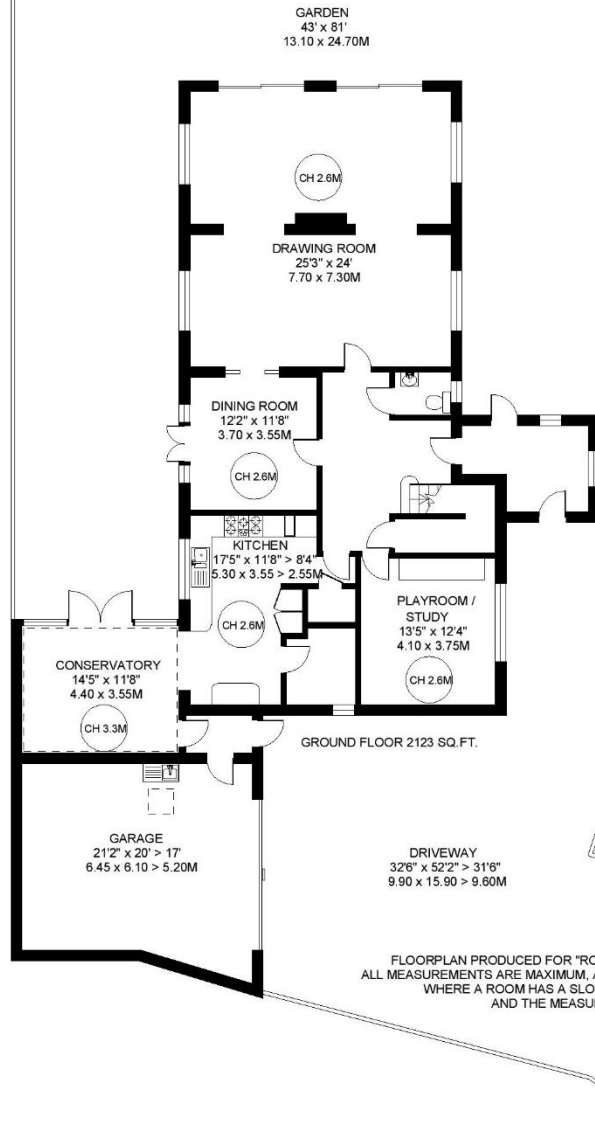
To the second floor there is an additional bedroom, a shower room, a spacious storage room, sauna and plenty of eaves space.

The house offers potential for refurbishment and extension, subject to planning permission.

Location: Coombe Hill Road is considered one of the best roads in Coombe with convenient access to excellent state and independent schools, renowned golf courses. It is also ideally situated for New Malden station and high street, with its wide array of shops, cafes and restaurants, as well as Wimbledon, Kingston and the A3.



APPROXIMATE INTERNAL FLOOR AREA
3720 SQ.FT. / 345.6 SQ.M.
 PLUS 424 SQ.FT. / 39.4 SQ.M.
TOTAL AREA SHOWN ON PLAN
4144 SQ.FT. / 385.0 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
 WHERE A ROOM HAS A SLOPING CEILING, THE DOTTED LINE MARKS 1.50M HEIGHT,
 AND THE MEASUREMENTS ARE SHOWN AT FLOOR LEVEL



ROBERT HOLMES
 & COMPANY

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.