



Acer House

4 Moor Park Gardens, Kingston Upon Thames, KT2 7UD

ROBERT HOLMES
— & COMPANY —

A newly built,
detached house,
thoughtfully
designed and built
to a high standard,
discreetly
positioned on a
gated private road

Asking Price: £3,750,000

Accommodation:

- Detached house
- Kitchen/dining/family room
- Drawing room
- Principal bedroom with dressing room and en suite bathroom
- 4 further bedrooms
- 2 further bath and shower rooms (1 e/s)
- Utility room
- Gated off street parking
- Landscaped garden

Local Borough: Kingston Council

Council Tax Band: TBC

EPC Rating: B

Nearest Station: 1.1 miles (New Malden)

Central London: 11 miles (approx.)



Property Description: This family home has been newly built to an exceptional standard by locally renowned and experienced builders; Moores Projects. The property boasts a bright entrance hall with bespoke cabinetry by James Fuller Joinery. Through contemporary Crittall-style doors is the very spacious, triple aspect kitchen/dining room with beautifully laid herringbone wood flooring. The superbly equipped, fully fitted kitchen offers new appliances, a central island and plenty of storage, whilst full-width sliding doors lead from the dining area to the raised patio and garden. The south and west facing drawing room has wide double doors to the patio. A separate utility room and guest WC completes the ground floor.

A galleried staircase leads to the first floor living accommodation. The dual aspect principal bedroom suite has a Juliet balcony with sliding doors overlooking the garden and offers a fully fitted dressing room and a beautifully appointed en suite bathroom, with a separate shower. There are a further three double bedrooms on this floor, one of which has an en suite shower room, and a family bathroom.

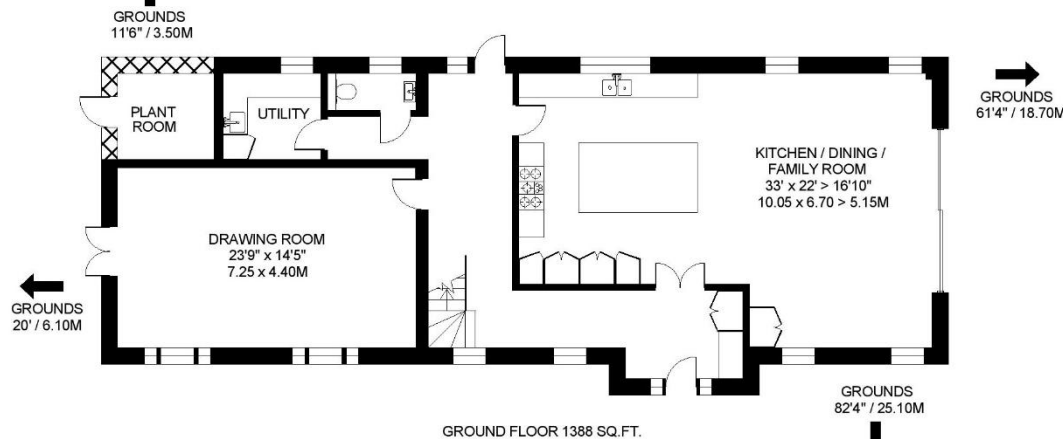
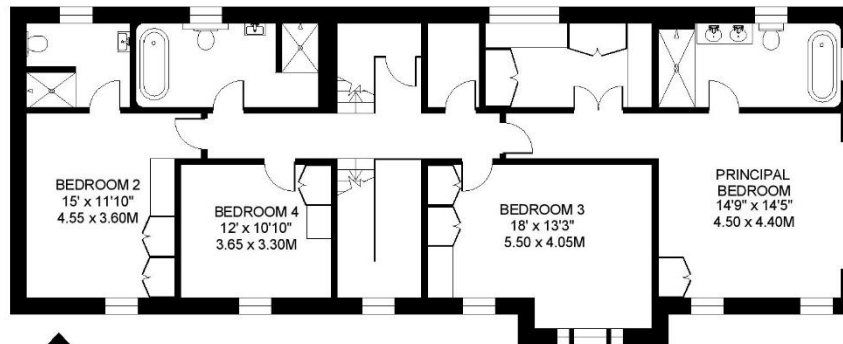
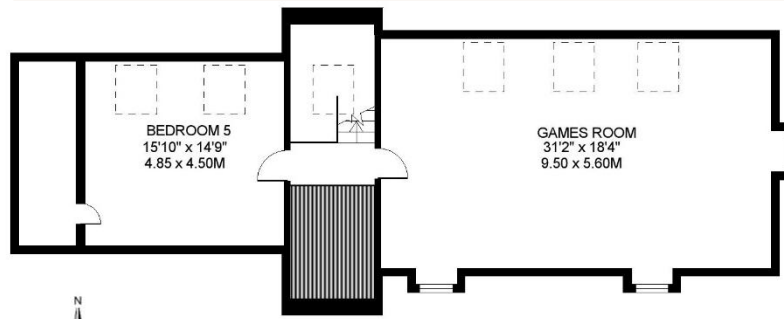
The top floor offers versatile accommodation to create an additional bedroom, games room, gym or study.

The house benefits from additional planning permission within the garden, to build a double garage and a gym/study and shower room above. Approved planning permission elevations enclosed. Kingston Council planning portal reference no.: 24/03089/HOU

Location: Moor Park Gardens is an exclusive, gated development of just 4 houses and discreetly positioned in the Coombe Hill Estate. The house is ideally located for excellent state and independent schools, the Royal Richmond Park and Wimbledon Common. Boutique shops, restaurants, cafes and theatres on offer in Wimbledon, Kingston and New Malden are also a short distance away, along with New Malden mainline station with direct train links to London Waterloo.



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
3833 SQ.FT. / 356.1 SQ.M.
APPROXIMATE ADDITIONAL AREAS
53 SQ.FT. / 4.9 SQ.M.
TOTAL AREAS SHOWN ON PLAN
3886 SQ.FT. / 361.0 SQ.M.



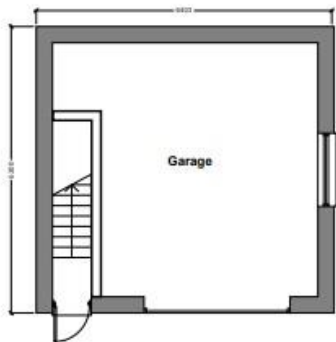
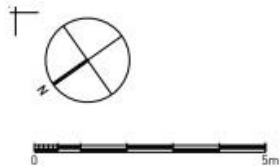
FLOORPLAN PRODUCED FOR "ROBERT HOLMES" BY FLOORPLANNERS 07801 228850
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
WHERE A ROOM HAS A SLOPING CEILING, THE DOTTED LINE MARKS 1.50M HEIGHT,
AND THE MEASUREMENTS ARE SHOWN AT FLOOR LEVEL



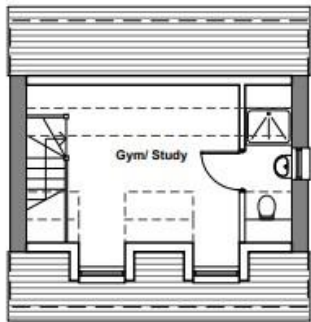
ROBERT HOLMES
— & COMPANY —

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

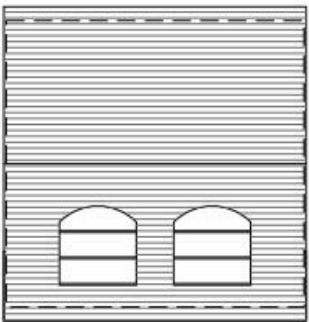
N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied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



Ground Floor Plan



First Floor Plan

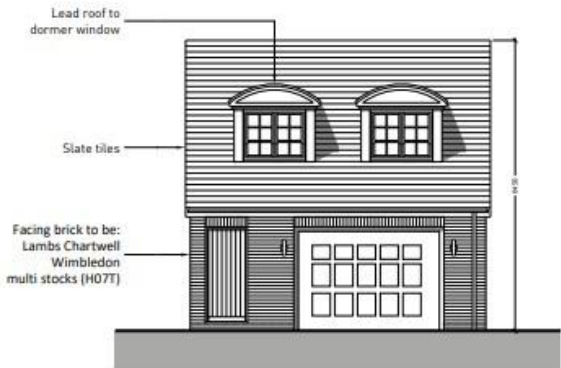


Roof Plan

Notes

This drawing and design is for the use of the client and is not to be used for any other purpose without the written consent of the architect. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.

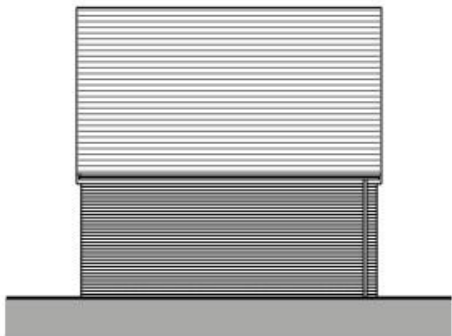
REV	DESCRIPTION	BY	DATE
1	Planning Issue	AJD	29.11.24



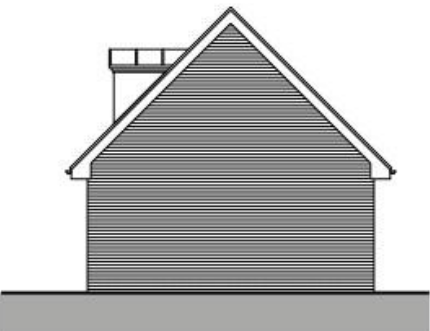
Front Elevation

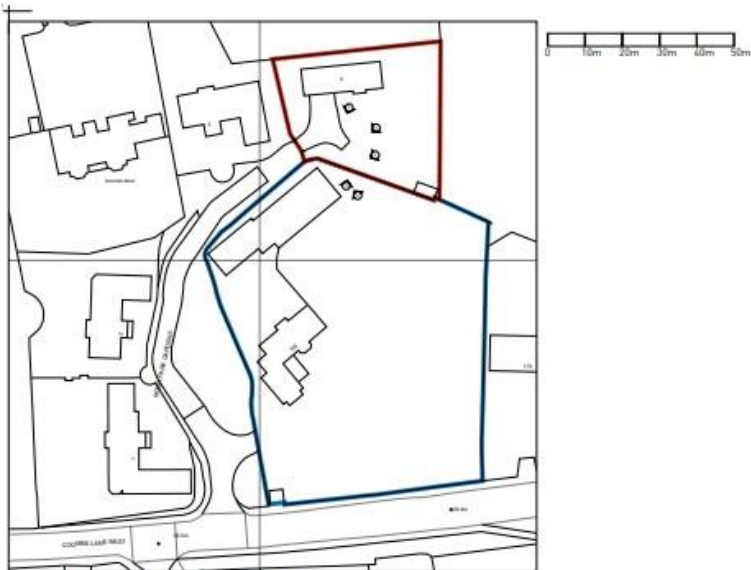


Front Elevation

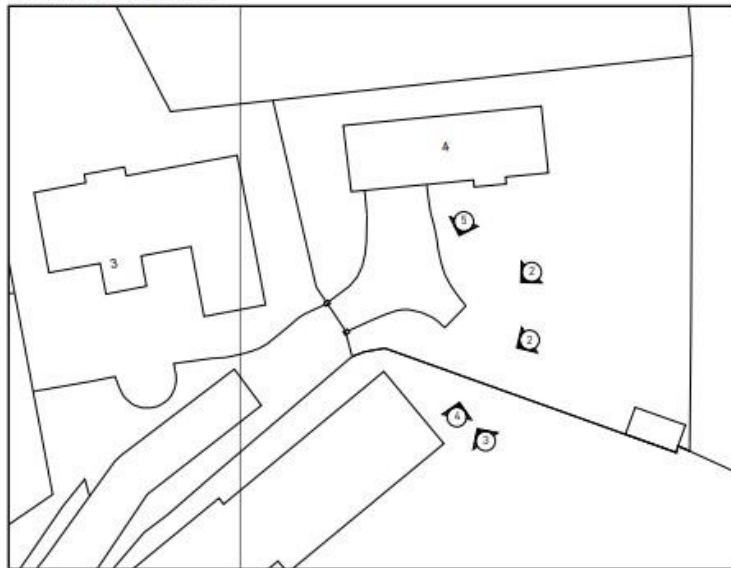


Rear Elevation

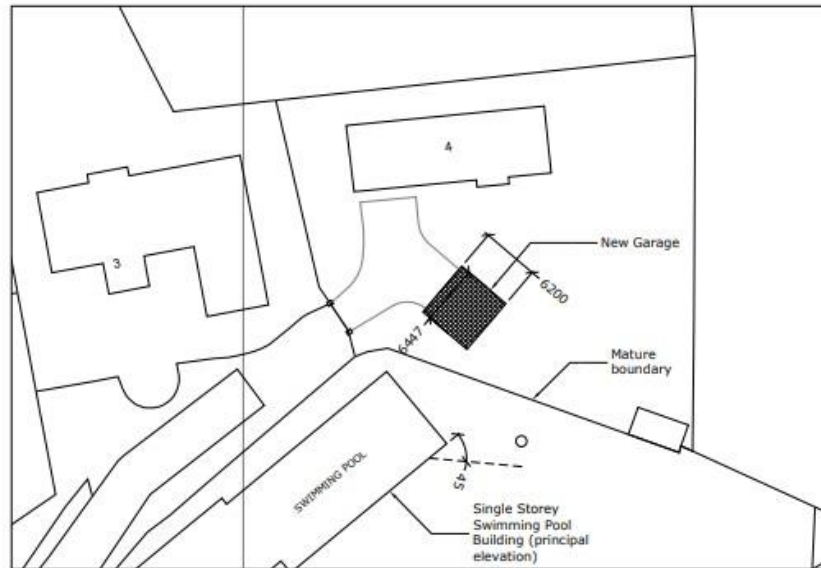




Site Location Plan
Scale 1:1250



Block Plan Existing
Scale 1:500



Block Plan Proposed

Notes

Use the drawings and block plan as a guide to the proposed development. The drawings and block plan are not to be used as a basis for any other development. The drawings and block plan are not to be used as a basis for any other development. The drawings and block plan are not to be used as a basis for any other development.

REV	DESCRIPTION	BY	CHKD	DATE
A	Planning Issue	AJD		16.12.24

0 5m 10m 15m 20m 25m