

3 High Coombe Place

Kingston Upon Thames, KT2 7HH

ROBERT HOLMES & COMPANY

Thoughtfully designed and luxuriously appointed, this ideal family home in the heart of the Coombe Estate in one of the area's most sought after roads, and part of a small group of large, family homes, within walking distance of Coombe Golf Club, and some of the area's best schools.

Asking Price: £4,200,000

Accommodation:

- Detached property
- Drawing room
- Kitchen/breakfast room
- Family room
- Games room
- Utility room
- 6/7 bedrooms
- 5 bath/shower rooms
- Separate annexe and bedroom

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

Nearest Station: 1.4 miles (New Malden)
Central London: 10 miles (approx.)



Property Description: This wonderful home features high ceilings, underfloor heating, natural stone floors, a stunning steel and brass staircase, and new casement doors and windows. The entrance hall is generously proportioned, with a triple height galleried staircase and beautiful tumbled marbled flooring which extends throughout the ground floor. The more formal drawing room is triple aspect and features a woodburning stove with a handsome carved marble surround and hearth. Also accessed from the entrance hall is a generous guest WC, and a very convivial family room, also with a wood burner, in an open plan design leading through to the stylish kitchen and dining area. The kitchen includes Carrerra marble worktops, an extensive range of Smeg appliances including separate ovens, a steam oven, a microwave, a large American fridge freezer and an integrated dishwasher. Above the utility room, boot room and garage is a self-contained annexe with its own separate staircase and entrance. The annexe is made up of a spacious reception room and kitchenette with views over the front gardens, a large shower room and a good sized bedroom with built in wardrobes and a useful 'secret' concealed door to the main house. Next to the kitchen, the large, utility room has been flexibly organized to provide full laundry facilities and the option of a secondary kitchen. From the utility room there is access the garden, and also to a well organised boot room with ample supply of built-in coat, accessory and footwear storage. The boot room leads through to the integral double garage, which features cast iron radiators and shuttered windows.

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On the first floor, the master bedroom has a southerly aspect over the garden with a separate dressing room and a very luxurious master bathroom boasting a free standing bath, bidet, large shower, twin wash basins and custom built marble vanity. There are 3 further bedrooms on the first floor, one of which is used as a study with a built in desk and bookshelves, and 2 additional shower rooms. The second floor opens up into an enormous games room with a high vaulted ceiling, balcony style velux windows and French doors onto a terrace with lovely views over the garden, plus two further double bedrooms, each with walk-in dressing rooms and ensuite bathrooms. The gardens are particularly lovely and have been comprehensively improved over the years, including the addition of a superb loggia with a large wood burner perfect for outdoor entertaining in all weathers. There is also a useful al fresco kitchen and large clay pizza oven, as well as decked terraces - perfect for family gatherings and entertaining,





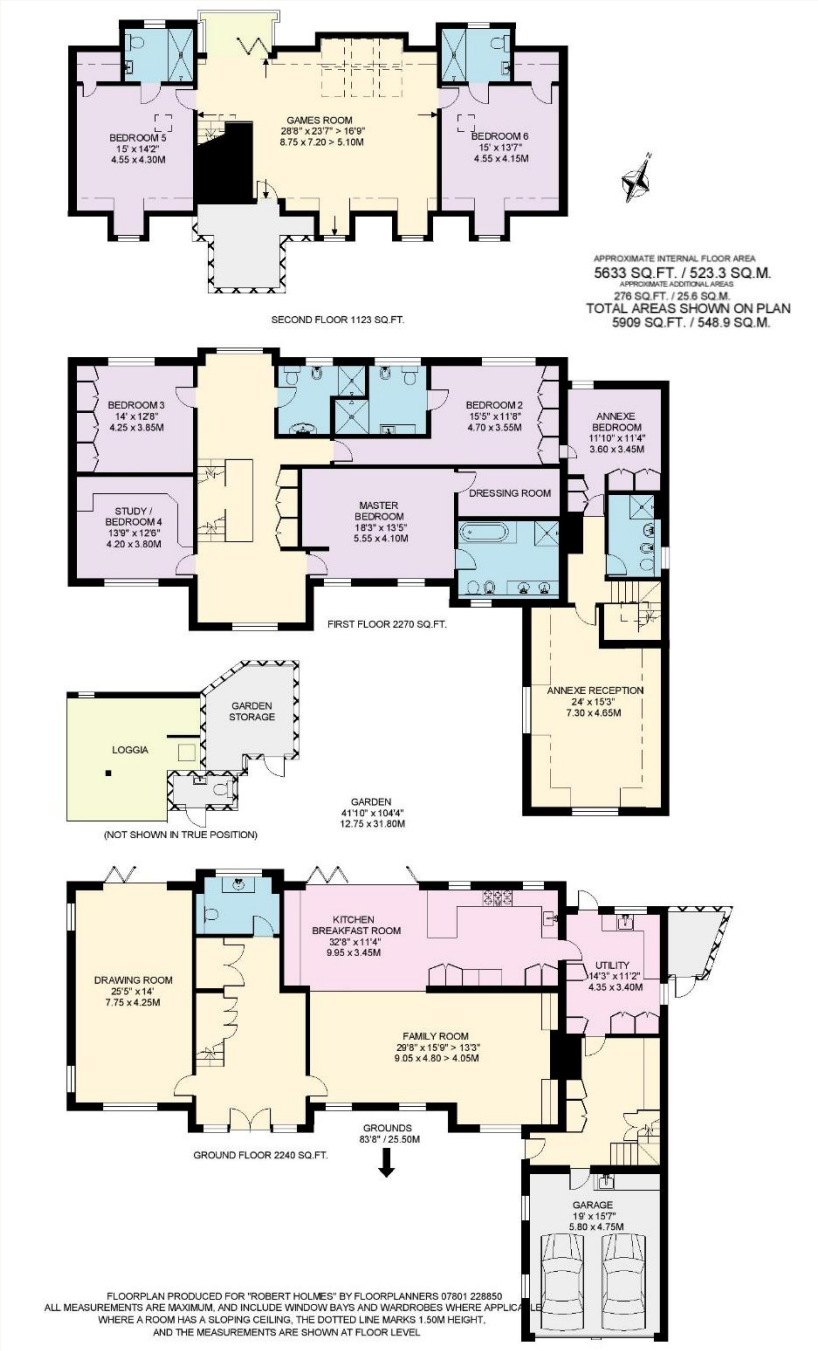


















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Viewings by appointment through Robert Holmes & Co. on 0208 947 1100

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.