

Coombe Edge

The Drive, Coombe Estate, KT2 7NY

ROBERT HOLMES & COMPANY

A striking house on a plot size of 0.354 acres, located on a sought after, gated road within the leafy Coombe Estate

Asking Price: £3,000,000

Accommodation:

- Detached house
- Double drawing room
- Kitchen/dining room
- Family room
- Utility
- Basement garden room & cellar
- 5 bedrooms
- 3 bathrooms
- Garden
- Off street parking & double garage

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

Nearest Station: 1.1 mile (Norbiton)
Central London: 11 miles (approx.)



Property Description: Designed and built by the owners in 1975 this substantial family home sits in a private cul-de-sac with its own lake shared with 2 other properties and offers versatile lateral accommodation across three floors in a peaceful setting.

The spacious entrance hall provides access to the principal rooms on the ground floor, including a dual aspect drawing room and adjoining dining room with superb views across the rear garden through sliding doors and lake to the front - a fully fitted kitchen with dining area, a family room, a separate utility room and guest cloakroom complete this floor.

The lower ground floor offers a large basement, a cellar and useful storage, with access to the garden.

The principal bedroom suite enjoys direct access to the balcony overlooking the garden through two sets of sliding doors. It also has a dressing area and en suite bathroom overlooking the lake. There are a further four bedrooms on this floor, all featuring built in wardrobes and three of which also have direct access to the balcony, a family bathroom and a separate shower room.

Offering generous proportions and considerable potential, the property presents an excellent opportunity for a prospective purchaser to create a wonderful home.

Location: The surrounding area is served by many exceptional schools including Coombe Hill Primary, a sought after State school, as well as Rokeby Preparatory School, Holy Cross Preparatory School, Marymount International, Kingston Grammar School and Tiffin Grammar School. There are fantastic recreational facilities in the area including several golf courses and the house is well placed for shopping centres at Kingston, New Malden and Wimbledon.







Photograph of the private lake within the gated cul-de-sac





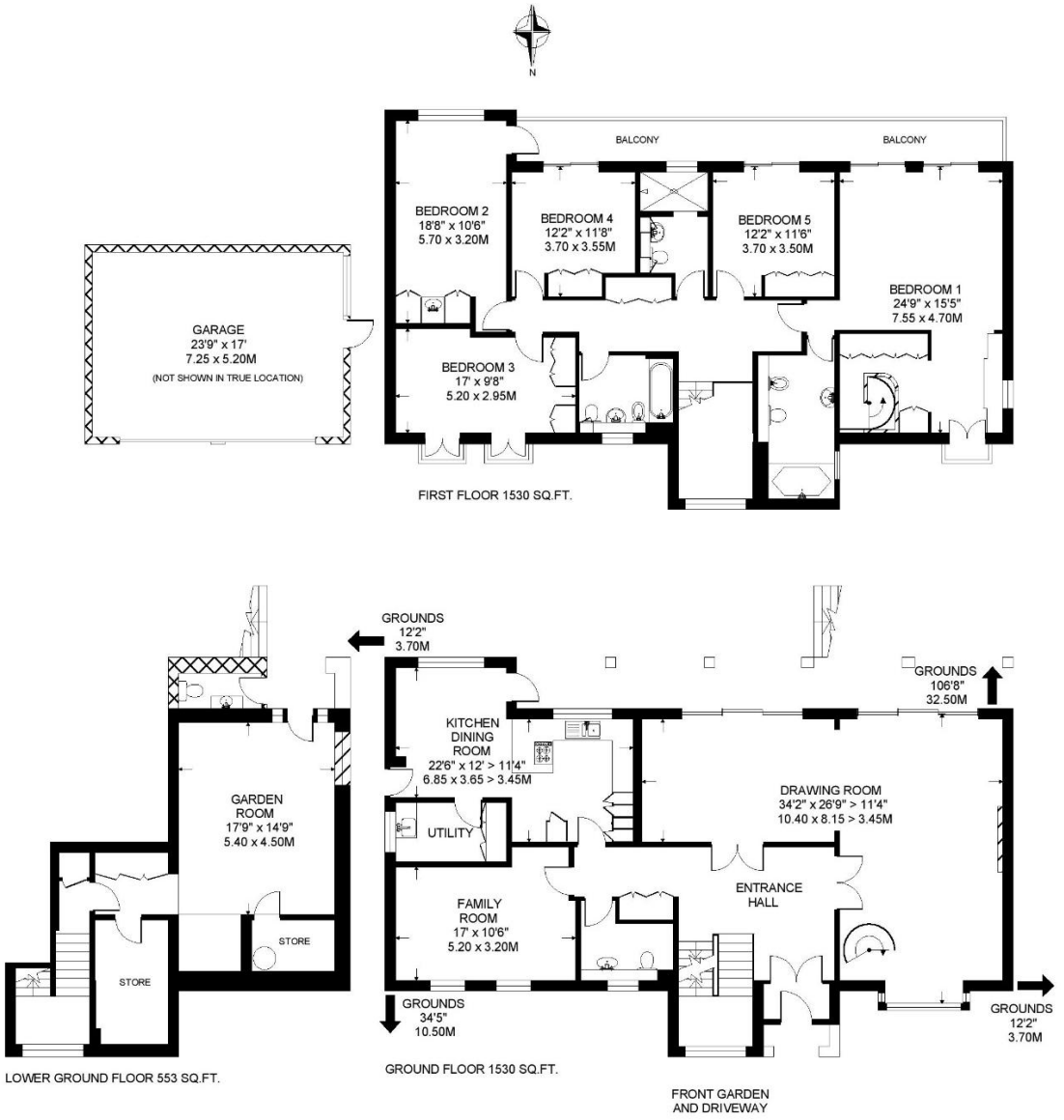








APPROXIMATE INTERNAL FLOOR AREA
3613 SQ.FT. / 335.6 SQ.M.
PLUS 430 SQ.FT. / 40.0 SQ.M.
TOTAL AREA SHOWN ON PLAN
4043 SQ.FT. / 375.6 SQ.M.



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

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.