



Coombe Ridings, Kingston Upon Thames, KT2 7JU

Guide Price £4,400,000 Freehold

Introducing Coombe Ridings...

A truly stunning and beautifully presented 6 bedroom detached house that has been completely renovated and extended to now provide exceptional comfort and family living in this most sought after gated road in Coombe.

The house is approached via a gated driveway and on the ground floor comprises: entrance hall; study; drawing room; a fabulous Linea Quattro kitchen incorporating a wide range of Gaggenau appliances; dining room, family room, a nursery play area behind the kitchen, utility room and a downstairs cloakroom. There is also access from the house into the double garage. The principal ground floor rooms all open out onto the large terrace fronting the garden via sliding glass doors.

On the first floor is the magnificent master bedroom suite complete with en-suite bath and shower room and a beautifully kitted out dressing room. There are 3 other generous bedrooms (one with an en-suite shower room) on this floor and a family bathroom. On the 2nd floor, there are two further large bedrooms and a shower room.

The quality used throughout the house is impressive and includes underfloor heating, air conditioning to the principal rooms, and a full Crestron system.

To the rear of the property is a large terrace with the outside cooking area with built in kitchen including a gas fired barbecue, wine cooler and prep area. The terrace leads to the beautifully landscaped garden and finally onto the pool area with a heated swimming pool and sunken hot tub.



Welcome to Kingston Upon Thames...

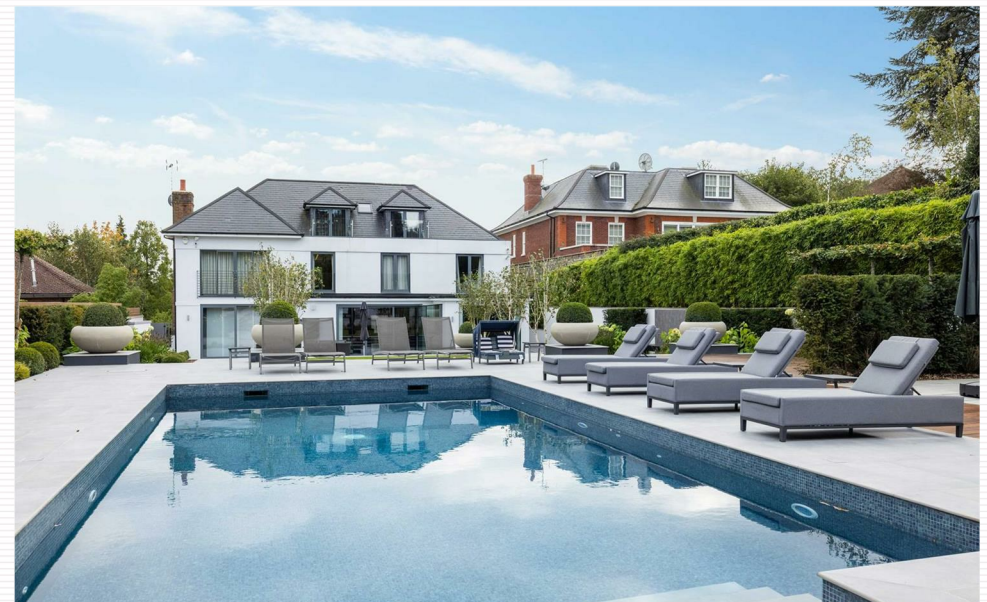
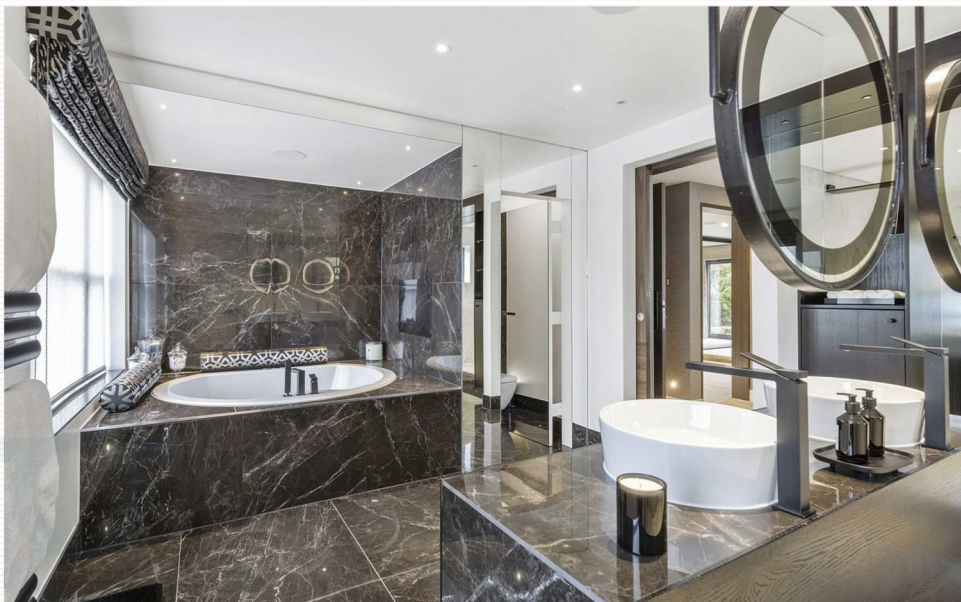
Coombe Ridings, a private gated road off Kingston Hill, is conveniently located close to Kingston and Wimbledon town centres with their excellent shopping facilities. The A3 offers fast access to central London and both Gatwick and Heathrow airports via the M25 are also close at hand. The nearest train station is Norbiton, a 20 minute walk and provides frequent services to London Waterloo and Vauxhall (approximately 25-30 minutes). The area offers a range of sporting facilities including golf, tennis, squash and horse riding and is very close to the entrance to Richmond Park. There are many schools in both the private and state sectors within easy reach.

- **6 bedroom detached house in beautiful condition**
- **4 bathrooms (2 en-suite)**
- **Fabulous kitchen/dining/family room**
- **Living room**
- **Study**
- **Utility room**
- **Integral double garage**
- **Heated swimming pool and hot tub**
- **Landscaped garden**



Coombe Ridings





24, COOMBE RIDINGS
KINGSTON-UPON-THAMES
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
= 5380 SQ.FT. / 499.8 SQ.M.
APPROXIMATE ADDITIONAL AREAS
= 52 SQ.FT. / 4.8 SQ.M.
TOTAL AREAS SHOWN ON PLAN
5432 SQ.FT. / 504.6 SQ.M.



SECOND FLOOR 805 SQ.FT.



GROUND FLOOR 2365 SQ.FT.



FIRST FLOOR 2210 SQ.FT.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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