BEECH RIDGE

COOMBE PARK
COOMBE
KT2

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BEECH RIDGE

Coombe Park Coombe KT2

An elegantly presented detached family house in the exclusive Coombe Park Estate

Price on Application Freehold

Accommodation

- Recently refurbished
- 3 reception rooms
- Spacious kitchen/breakfast room
- Secondary kitchen
- 6 total bedrooms (3 en suite)
- Family bath/shower room
- Study
- Utility room
- Garden
- Garage and off-street parking

Location

The peaceful and picturesque Coombe Park is one of the most sought after addresses within Coombe, and one of south west London's only gated estates. The property benefits from being around 800m distant from Richmond Park.

Locally are a number of highly regarded schools with Rokeby, Holy Cross and Marymount all within the Coombe Estate. The centres of Kingston and Wimbledon (within 2-3 miles) offer an extensive range of shops, restaurants and theatres, with central London no more than 9 miles away (accessible via the A3.)

Description

Sitting on approximately 0.8 acre, Beech Ridge is an impeccable detached gated property situated within the exclusive Coombe Park Estate. The house has been completely refurbished and modernised by its current owners to offer stylishly presented living and bedroom accommodation throughout.

The wide reception hall on the ground floor leads to all rooms on this level, including the elegantly appointed drawing room, with floor to ceiling glass window doors providing access to the garden terrace, and a spacious dining room, ideal for formal gatherings or dinner parties. The kitchen/breakfast room offers a central island unit and dining area, and is fully equipped with a range of custom built units and modern appliances. There is also a study, guest WC and a cloak/boot room on this floor.

The lower ground floor comprises a family/media room, bedroom, secondary kitchen, bathroom and a useful laundry room. The garage can be accessed on this floor via a door at the end of the hallway, and both the family/media room and bedroom provide access to the terrace.

Up on the first floor is the exceptional master suite offering a spacious en suite bathroom with twin basin, and a dressing room providing generous storage accommodation. There are a further four bedrooms on this floor, two of which are en suite, and a family bathroom.

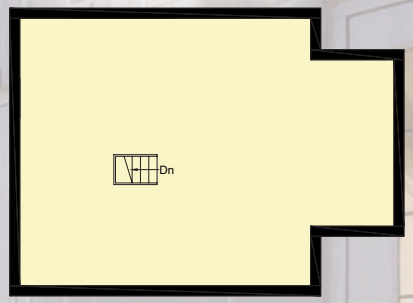
The rear garden is of impressive horticultural design, with a wide expanse of lawn bordered by a variety of mature trees and shrubs, and a beautiful terrace, offering the perfect outdoor space for relaxing/ entertaining in the warmer weather.

In addition to the garage, there is off-street parking available on the front driveway, providing ample space for several cars.

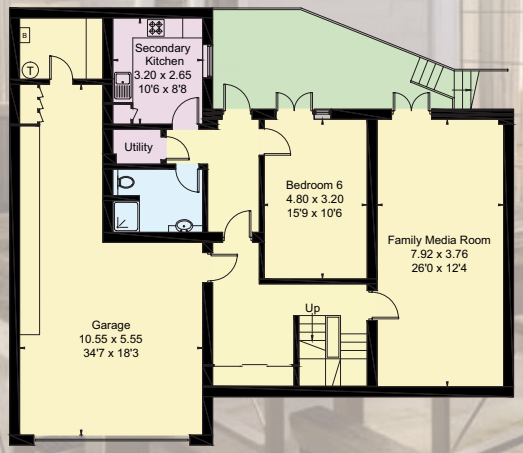
Floor Plans

Gross Internal Area (approx)
House = 453.1 sq m / 4877 sq ft
Loft= 87.3 sq m / 940 sq ft
Total = 540.4 sq m / 5817 sq ft

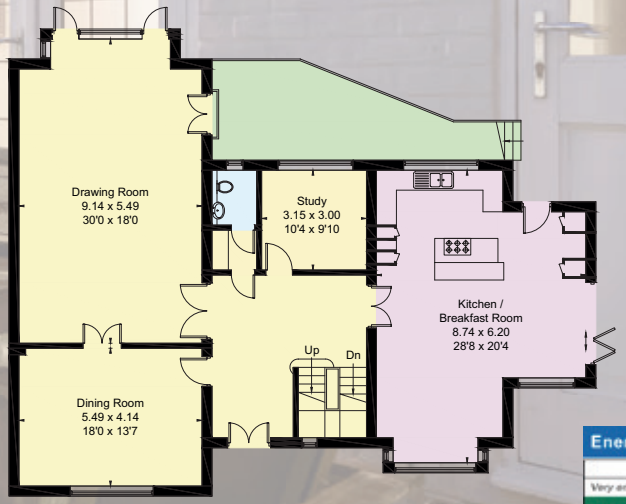
First Floor



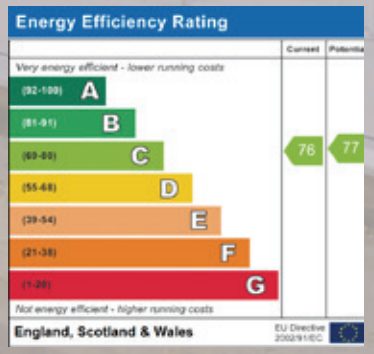
Loft



Lower Ground Floor



Raised Ground Floor



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