



# A simply exceptional opportunity

**The Gate House, Coombe Wood Road KT2**

Freehold





Ten bedrooms • Annexe • Swimming pool • Outbuildings  
• Plot in excess of three acres • Spectacular gardens •  
Development or refurbishment opportunity

### Description

The Gate House is an extremely special and unique property, and an opportunity that is rarely offered for sale.

Constructed in the early 1900's by Walter George Tarrant, the property occupies a simply exceptional plot of over three acres, running between the gardens to the properties that have been constructed in more recent years in Coombe Park and Coombe Ridings.

Approached from Kingston Hill, The Gate House is at the end of Coombe Wood Road. An archway provides access to a substantial driveway, where a staff cottage, garaging for a number of cars and store rooms can be found. The main entrance to the house is on the right hand side, and a great deal of the original character remains. The entrance hall is impressive, and this provides access to some wonderful reception rooms to the rear of the house, which overlook the spectacular gardens. The library to the left hand side of the house is a delightful room, and some may consider using this as the main drawing room as it benefits from more light throughout the day.

There are a number of bedrooms and bathrooms over the first and second floors, including an impressive

bedroom above the library, offering the same proportions, and a master bedroom suite which is centrally located on the first floor.

The garden is wonderful and one of the most impressive in the nearby area. There are a number of wooded areas and an original swimming pool that was regularly used in the Summer months some decades ago. The air raid shelter is also a hidden gem.

The owners of The Gate House also have a right to use an access to Coombe Ridings from the garden for any vehicles except private motor cars and oil bowlers. This means that the path can be used for garden contractors.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wimbledon Office. Telephone: 020 8971 8111.























**The Gate House, Coombe Wood Road KT2**

**Gross internal area (approx)** 673.6 sq m / 7251 sq ft (Excluding Void / Shed)

**Basement** 18 sq m / 194 sq ft

**Garage** 78.1 sq m / 841 sq ft

**Annexe** 93.5 sq m / 1006 sq ft

**Outbuilding** 8.2 sq m / 88 sq ft

**Total** 871.4 sq m / 9380 sq ft

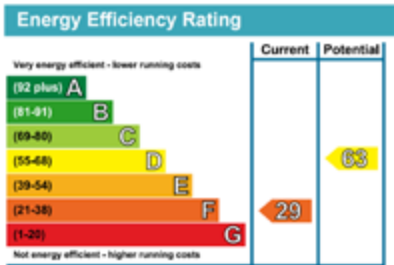
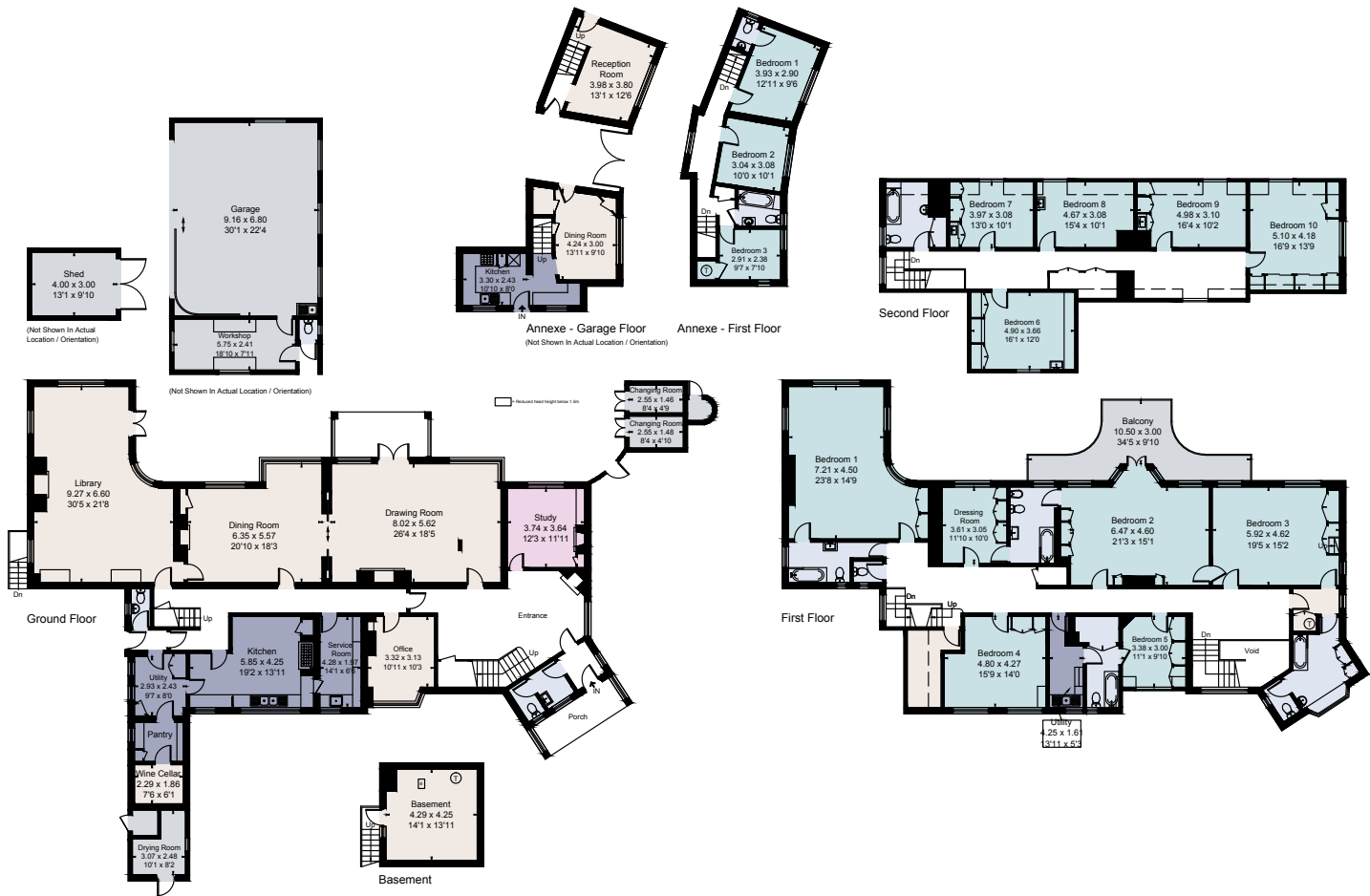
Including Limited Use Area (25.8 sq m / 278 sq ft)

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