

THE DRIVE

KINGSTON UPON THAMES, KT2



savills

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A rare opportunity to build a Georgian style,
eight bedroom house of 10,290 sq ft with a separate swimming pool pavilion.

Little Hollow on The Drive offers a purchaser a rare and unique opportunity to build a Georgian style house of 10,290 sq ft, along with a separate swimming pool pavilion. The Drive is considered as one of the Coombe Estate's most desirable roads, being within walking distance of highly regarded schools.

The new house is designed by Adam Architecture, a leading and award winning practice specialising in Classical and Traditional architecture and contextual urban design.

It will comprise a drawing room, dining room, study, sitting room, playroom and a kitchen family room along with utility on the ground floor.

There are four large bedroom suites on the first floor, the principal bedroom overlooking the rear garden and there are a further three bedrooms with en suite and dressing facilities on the second floor.

The basement is a superb size and offers further storage accommodation, a preparation kitchen, additional bedroom suite, wine store, laundry and underground parking. The house also benefits from an elevator which accesses all floors.

The rear garden is west facing and the plot is approximately 0.7 acre in total.

The full planning application can be viewed on the planning department of the Royal Borough of Kingston website, application number 15/14146/FUL

The EPC is for the existing house on the plot.

Accommodation

- ♦ Development plot with planning approved for a 10,200 sq ft new house
- ♦ Royal Borough of Kingston website, application number 15/14146/FUL
- ♦ 0.7 acre plot
- ♦ Striking architectural design
- ♦ Pool pavilion
- ♦ Basement floor apartment
- ♦ Wine store
- ♦ Lift
- ♦ Underground parking

Additional Information

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

Viewing: Strictly by appointment with Savills.

Price on Application



Location

The Drive is found in the heart of the Coombe Estate, a picturesque private residential estate situated between Wimbledon Village and Kingston upon Thames. Known for its open green space the area also benefits from two wonderful golf courses and highly regarded schools including Rokeby and Holy Cross both within approx 300m. Richmond Park is within 1 mile.

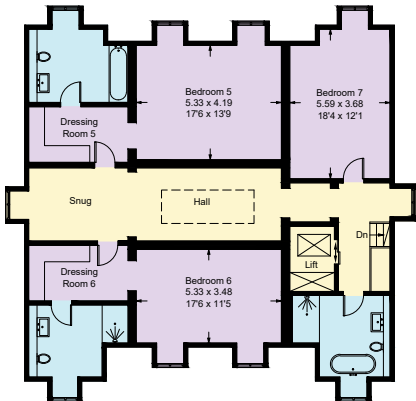
Source of distances Google Pedometer

All measurements are approximate.



Floor Plans

Gross Internal Area (Approx) 956.7 Sq m/10,298 Sq ft (Including Parking)
Pool House 127.2 Sq m / 1,369 Sq ft
Total 1083.9 Sq m / 11,667 Sq ft



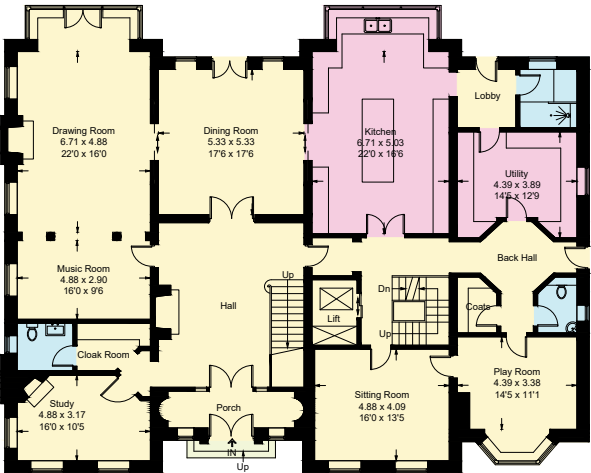
Attic Floor



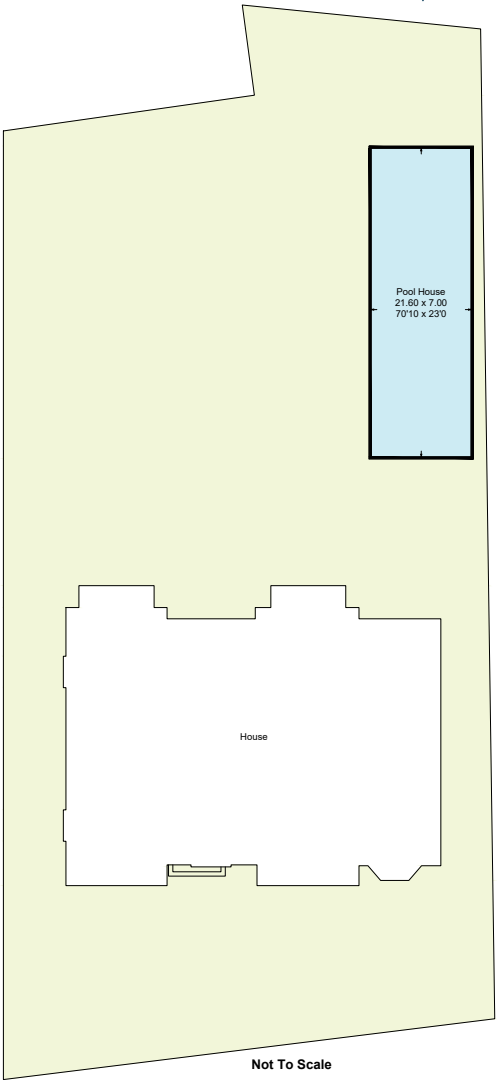
First Floor



Basement Floor



Ground Floor



Not To Scale



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