



BEAUCHAMP COOMBE HILL ROAD KT2

AN IMPRESSIVELY DESIGNED HOUSE WITH SWIMMING POOL AND CINEMA ROOM.





Beauchamp is a very impressive recently constructed house approached along a paved carriage forecourt with parking for several cars.

The covered entrance porch leads into the striking galleried entrance hall which is quite the statement! The ground floor has a formal drawing room with a vaulted ceiling, a formal dining room and a wonderful German fitted kitchen. There is a family living room, study, guest cloakroom and two integral garages with solid Oak beamed vaulted roofs also on this floor.

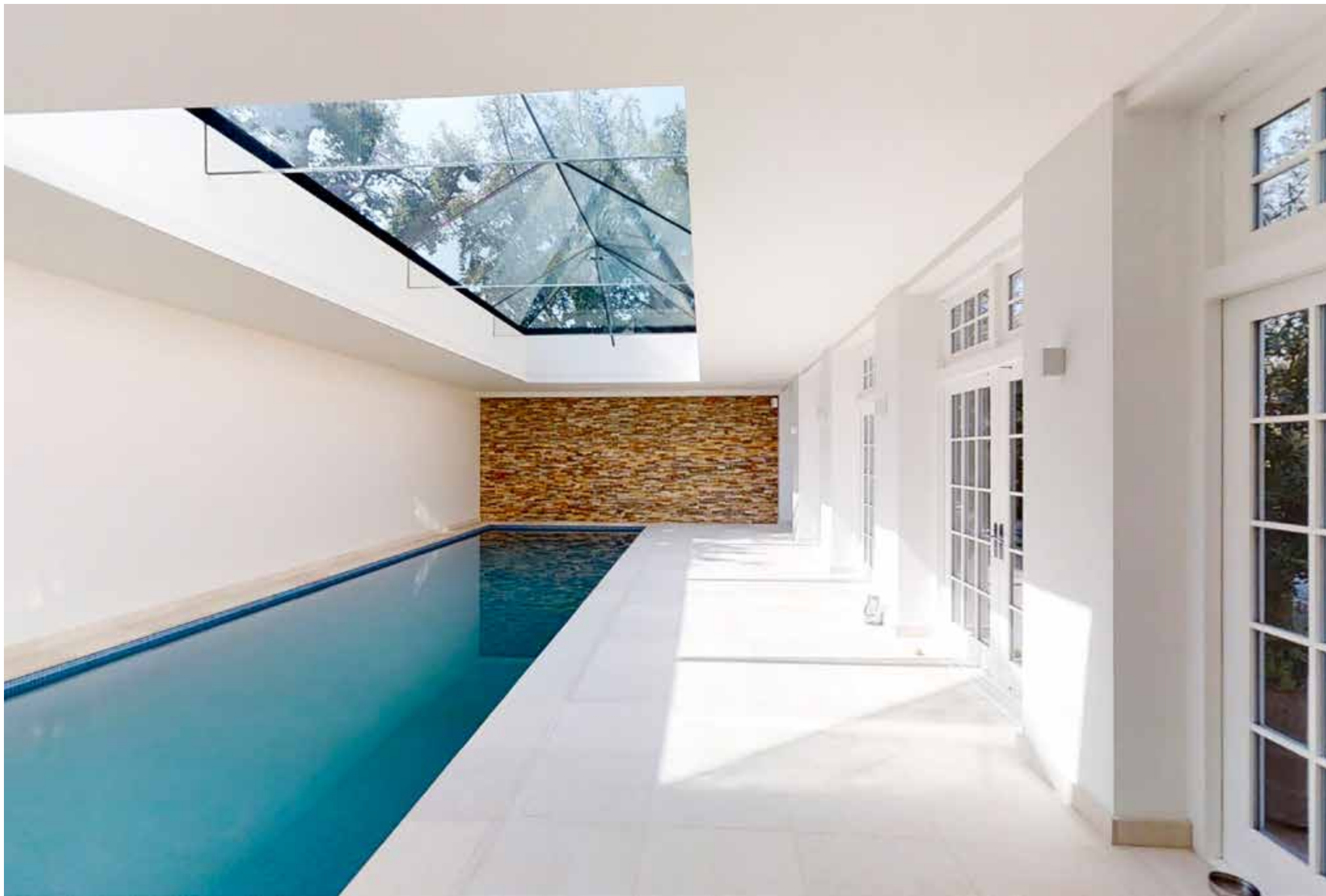
On the lower ground level, is a cinema room with bar and wine store, gym, laundry room, shower room and two plant rooms.

ACCOMMODATION

- | | |
|----------------------|--------------------------|
| Pantry | Gym |
| Guest cloakroom | Laundry room |
| Indoor swimming pool | Parking for several cars |
| Games room | |









The Coombe Hill Estate forms part of the larger Coombe Estate, a private residential estate located between Wimbledon Village and Kingston upon Thames. It is an area well known for its wide open space with two private golf clubs, excellent local schools (preparatory and senior) and easy access to both Richmond Park and Wimbledon Common. The 1200 acres of Wimbledon Common can be reached on foot via a pedestrian bridge across the A3 and is approximately 1000m away. Central London (West End) is easily reached being only 8 miles away with the A3 giving a fast road link to the City and Heathrow. King's College School, one of the most highly rated in the UK is around 2 miles away with a private school bus picking up from the end of the road.

Source of times www.tfl.gov.uk
 source of distances Google Pedometer
 All measurements are approximate.

Additional Information

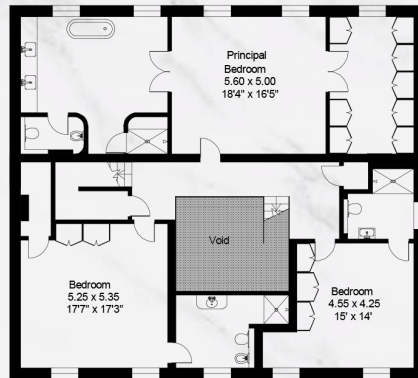
Energy Performance: EPC - C A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.

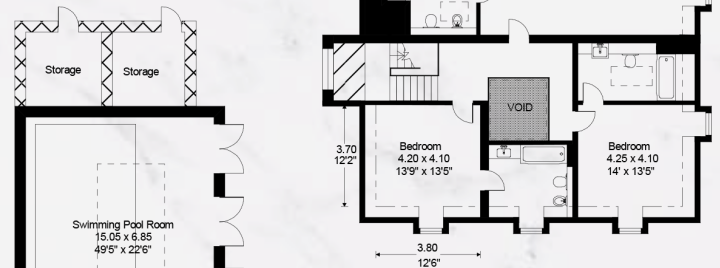
Price on Application



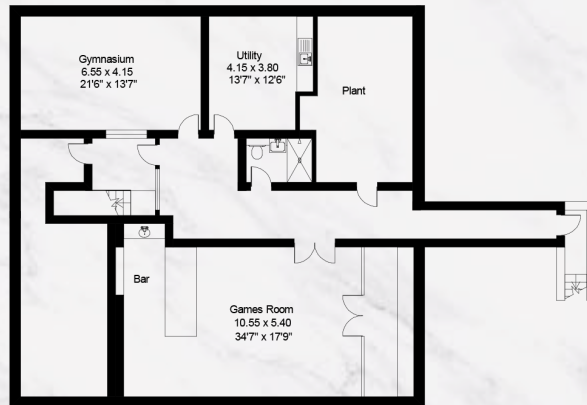




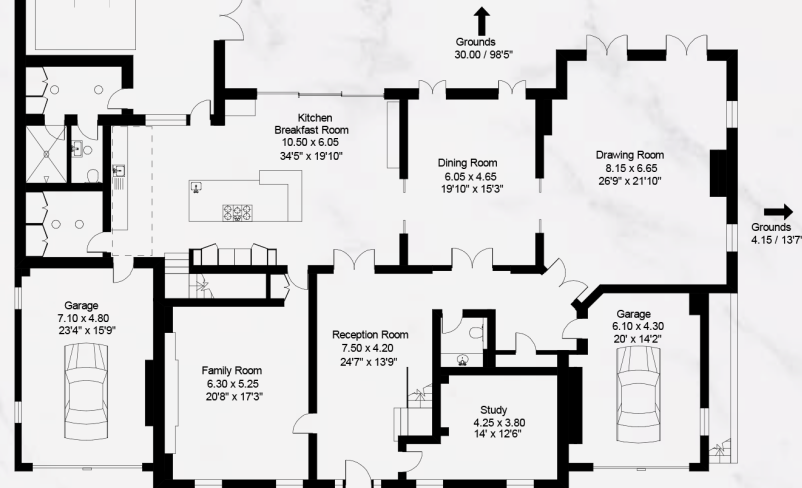
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

GROSS INTERNAL AREA (APPROX)
944 SQ M/10,162 SQ FT
PLUS STORAGE ROOMS
15.6 SQ M/168 SQ FT
TOTAL AREA SHOWN ON PLAN
959.6 SQ M/10,330 SQ FT



←
Grounds
3.80 / 12'6"

↑
Grounds
30.00 / 98'5"

→
Grounds
4.15 / 13'7"

↓
Grounds
11.80 / 38'9"

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