



An impressive and unique seven bedroom family home located on an exclusive gated road off Kingston Hill.

Xeres, Coombe Park, KT2

Freehold Price on application



Detached • Private gated road • Double garage • Off street parking • Mature south west facing garden • Wonderful lateral living space • Seven bedrooms • Swimming pool • Pool room with sauna • Extensive loft space • EPC rating: C

Local information

Coombe Park is a peaceful 28 acre secure, private gated estate and is considered one of the most sought after addresses within Coombe. The property benefits from being around 800 metres away from Richmond Park with five golf clubs, including the prestigious Coombe Hill Club nearby. Locally are a number of popular schools in the area with Rokeby, Holy Cross and Marymount all within the Coombe Estate. The centres of Kingston and Wimbledon (within two-three miles) offer an extensive range of shops, restaurants and theatres, with central London no more than nine miles away (accessible via the A3.) Source of distances: Google Pedometer All measurements are approximate

About Xeres

This spectacular family house has been extended and designed to an exceptional standard with beautifully landscaped gardens to the front and rear with a secure gated forecourt with off street parking for several cars and a double garage. The property is approached through security gates with CCTV to a cobbled courtyard. The house opens into an impressive galleried entrance hall with elegant marble flooring and an octagonal bay window allowing good natural light. A formal drawing room features split level living areas, with an attractive marble fireplace, wood flooring and bespoke cabinetry and display shelving. Internal glass doors lead to a central dining room, with seating for up to 14 and opens to the orangery with a porcelain tiled floor incorporating under floor heating and air conditioning for the summer months. Full height bi folding glass doors extend the entertaining space further to the rear patio overlooking the large, private landscaped rear garden. The large sky lantern radiates day light throughout. A superb bespoke contemporary kitchen/

breakfast/family room is located to the rear. The kitchen features an extensive of units and cupboards, fully integrated appliances and a central island with an elevated glass bar. The utility room is conveniently located off the kitchen alongside a wine cellar.

A generous study faces the front courtyard with fitted cupboards and shelving. The house also benefits from a downstairs cloakroom.

Upstairs, on the first floor are six bedrooms, with a seventh on the second floor with a luxurious en suite shower room and a large storage room, which could be developed into further accommodation, STPP.

The principal bedroom has direct access to a decked terrace to the rear, a fully fitted dressing room with plinth lighting and a luxurious en suite bathroom with a separate steam cabinet shower, oval bath tub and twin basins. The other two rear bedrooms also open onto the decked terrace and share a stylish en suite shower room with underfloor heating.

The right wing of the house has a further three double bedrooms, an en suite shower and contemporary family bathroom with both a bathtub and a separate glass rain shower. All the bedrooms have excellent well designed fitted wardrobes and most have air conditioning.

Tenure

Freehold.

Local authority

Kingston upon Thames.

Energy Performance

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

Viewing

Strictly by appointment with Savills.













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Gross internal area (approx) 536.2 sq m/5772 sq ft

Plus loft storage 195.3 sq m/2102 ft

Total area shown on plan 731.5sq m/7874 sq ft



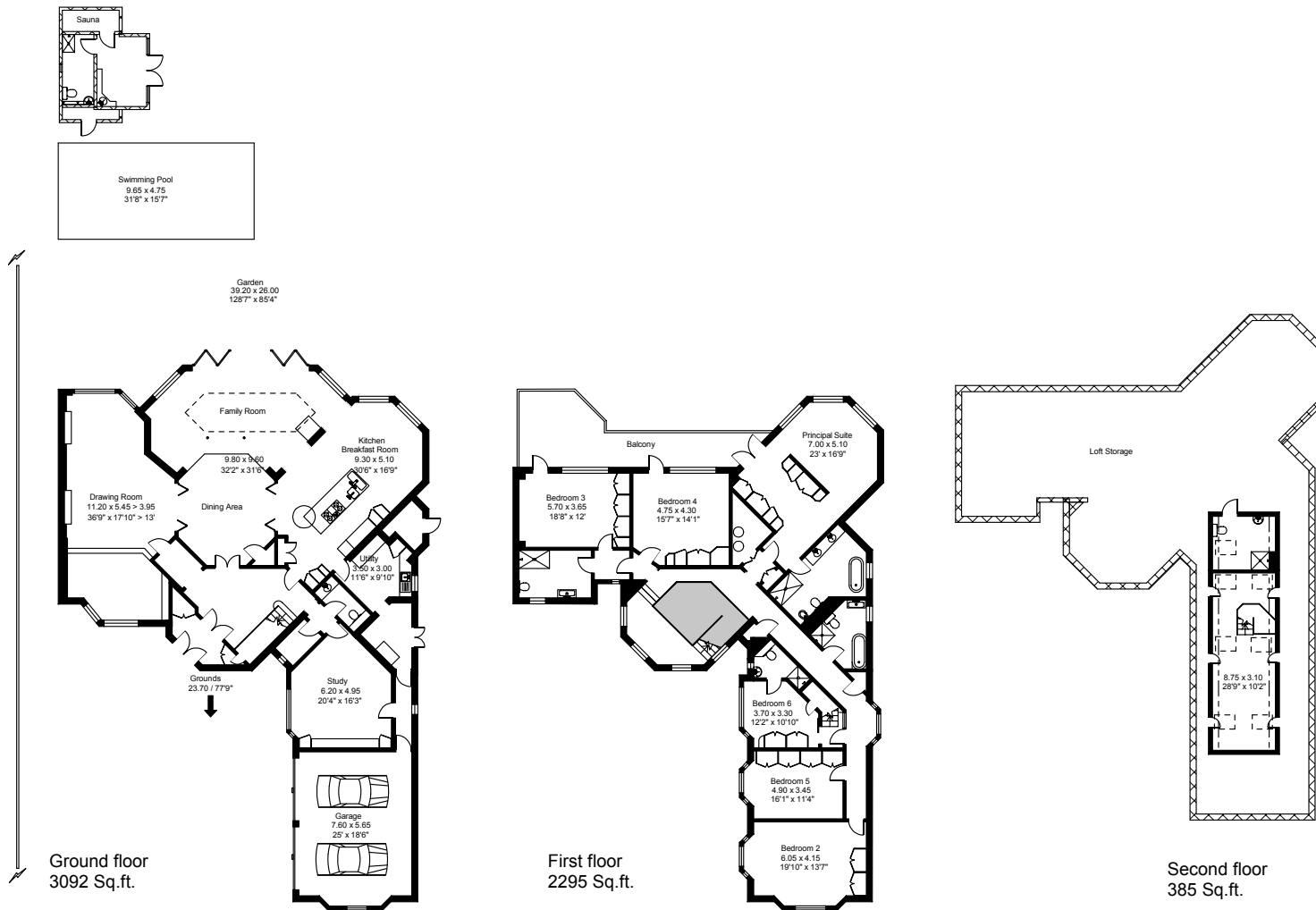
savills.co.uk

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For identification only. Not to scale. ©

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