



The White House ,
Coombe Park, KT2 7JD

£7,500,000 Freehold

An incredible opportunity to acquire a superbly presented, substantial family home located within one of the most prestigious gated developments within South West London. Coombe Park is a tranquil, yet highly convenient location with easy access to the A3 for Gatwick & Heathrow Airports whilst being only 6 miles to Knightsbridge with Richmond Park & Wimbledon Common a short cycle away.

- One of the most prestigious roads in SW London and Surrey
- Substantial Detached Home offering approximately 11,000 Sq Ft
- Five minutes bike ride to Wimbledon Common or Richmond Park.
- Halcyon bespoke Alno Kitchen
- Incredible Principle Suite with luxury dressing room / ensuite
- Prestige gated development, Coombe Park
- 6 miles to Knightsbridge
- Tastefully designed throughout
- Swimming Pool & Gym
- Council Tax Band H

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Location

Coombe Park is a highly sought after, prestigious gated community offering a tranquil environment while being ideally located close to Kingston, Wimbledon & Wimbledon Village centres with Richmond Park & Wimbledon Common easily accessible. The area offers a wide range of sporting activities including several golf courses and popular schools.



Description

The spacious entrance hall including a marbled tiled floor, contemporary crystal chandelier and bespoke, integrated fish tank leads to two generous reception rooms, a huge conservatory with access to the garden and stunning kitchen/family room designed by Halcyon Interiors. The kitchen includes an excellent range of units by Alno with integrated appliances by Miele and Gaggenau. The dining/family area includes a drop down projector screen. A study, utility room and guest cloakroom completes the ground floor. An impressive indoor pool and jacuzzi are located on the lower ground floor.



The first floor comprises a huge master bedroom suite with doors to a balcony overlooking the garden. There is an extensive fully fitted 'his and hers' dressing area leading to the magnificent marble slab en-suite bathroom. This includes a whirlpool bath and rainfall walk-in shower by Ripples of Mayfair. There are three further bedrooms all with en suite facilities, fitted wardrobes and LED TVs. The first floor self-contained staff accommodation, accessed via the integrated garage, offers a kitchen/reception room, bedroom and shower room.



The second floor provides two further bedroom suites plus large reception room and study/ third bedroom.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	80
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.