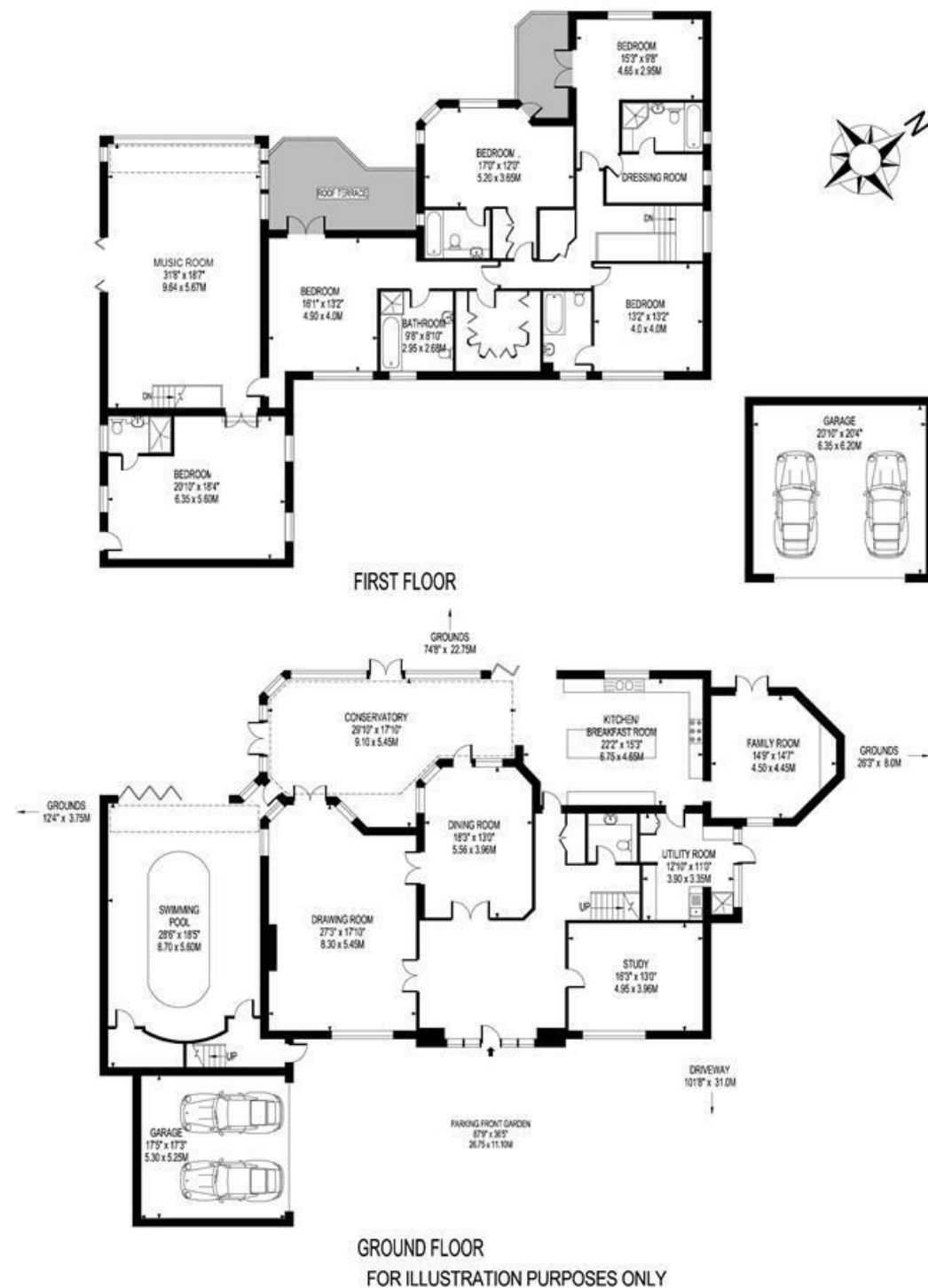


## WOODBURY

APPROXIMATE GROSS INTERNAL FLOOR AREA : 5696 SQ FT- 529.20 SQ M

GARAGE AREA : 724 SQ FT- 67.30 SQ M

TOTAL AREA : 6420 SQ FT- 596.40 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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.



**Woodbury House Coombe Hill Road,  
Coombe,  
Kingston Upon Thames, KT2 7DU**

**TO RENT £12,500 PCMPCM**

Overlooking Coombe Hill Golf Course, this substantial gated detached family home offers complete privacy and has recently undergone extensive redecoration both internally and externally while being ideally located on a private road within the heart of the Coombe Estate.

- Private & Secluded Detached House
- 5 Bedrooms (Inc Annexe)
- Kitchen / Breakfast Room open plan with Conservatory
- Secure Gated off Street Parking for Several Vehicles
- Coombe Estate
- 3 Reception Rooms
- Study
- 2 Double Garage
- Beautiful Gardens overlooking a Private Golf Course
- Council Tax Band H EPC C

020 8016 9700

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Wimbledon Village Lettings, 95 High Street, Wimbledon Village, London, SW19 5EG

**Location**

Coombe Hill Road is a highly sought after, private residential road forming part of the ever popular Coombe Estate. This property in particular offers complete privacy being located via private driveway from Coombe Hill Road while backing onto Coombe Hill Golf course.

Coombe is ideally located between Wimbledon Village, Wimbledon Town and Kingston benefiting from their well known schools, town centres and commuter stations offering direct access to London Waterloo. There are a number of parks within the immediate area such as Richmond Park & Wimbledon Common while still having easy access to the A3 offering a direct route into central London, Surrey and a number of airports.

**Description**

Approached via a gated driveway, this house offers secure parking for several vehicles in addition to having two double garages, one being located behind a second set of gates.

Upon entering the property, you are greeted by an impressive entrance hall with high ceilings which then leads to the principle reception room with a fireplace, formal dining room, fully fitted kitchen / breakfast room, utility room, second "snug" reception room, conservatory and the added benefit of a indoor swimming pool / spa.

Upstairs you have a principle bedroom with dressing room, en suite and private balcony. Additionally there are three further bedroom suites of which two have access to a balcony overlooking the golf course. An additional bedroom with en suite and gym is also accessible and can function independently as a self contained annexe.

The grounds of the property are well landscaped and perfectly secluded backing onto a Coombe Hill Golf course within the heart of the Coombe Estate



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			
<b>England &amp; Wales</b>		76	80
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	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.