

BIRCHGLADES

Coombe Park | Surrey





BIRCHGLADES

Coombe Park | Kingston upon Thames | Surrey | KT2 7JB

BIRCHGLADES IS AN ELEGANT NEWLY BUILT FAMILY HOME COMPLETED TO THE HIGHEST SPECIFICATIONS WITH CLASSIC ELEVATIONS SET WITHIN NEWLY LANDSCAPED GROUNDS OF HALF AN ACRE WITH A SOUTH WEST FACING ASPECT TO THE REAR GARDEN

THE LOCATION

Coombe Park is a 28 acre, secure, private gated estate, set in leafy surroundings only 6.5 miles from Knightsbridge and within easy reach of central London, the South Coast and Heathrow and Gatwick airports via the A3 and M25 Motorway.

With Richmond Park on the doorstep, the largest of the capital's 8 Royal Parks and the biggest enclosed space in London, its 2,368 acres of natural beauty are home to the beautiful Isabella Plantation, Pembroke Lodge and herds of Red and Fallow deer. This fabulous area is also home to five golf clubs, including the prestigious Coombe Hill Club.

The All England Lawn Tennis Club and Wimbledon Village are within close proximity, where one can enjoy a variety of specialist boutiques and a wide range of restaurants catering for most tastes. Wimbledon Common is also close at hand, where one can enjoy a variety of activities from cycling to horse riding.

Wimbledon Theatre is a popular choice for local residents with many a new production debuted before launching in the West End in addition to Richmond Theatre in Richmond and Rose Theatre in Kingston Town Centre.

Coombe, Kingston and Wimbledon are also home to a wealth of good schools catering for all ages, including private and state with a variety of international educational establishments. There are also private school buses serving schools further afield with pick up points close by.

THE HOUSE

On entering the property, one is welcomed with a triple circular atrium, illuminated by a dome to the roof height with a sweeping stone clad staircase with wrought iron balustrade and floor uplighters and skirting LED recessed courtesy lights.

All the internal panelled doors are lacquered, measuring 2.4m in height and offering grandeur openings into the spacious Drawing Room, Dining Room, Study.

A modern lifestyle Kitchen/Breakfast/Family Room with French doors opening onto the rear garden. The beautiful open plan bespoke kitchen is expertly designed by renowned cabinet makers Grech and Grech with a central island and peninsula granite breakfast bar. The kitchen includes a host of built-in appliances and features a recessed fireplace and a built-in television, within bespoke cabinetry and book matched marble tiled floor.

This area will lead into the leisure complex, featuring an indoor 10m x 4.75m swimming pool with a slate tiled wall with two water falls under a large domed sky light, Jacuzzi, changing room with wet shower, W.C. and wash hand basin and separate sauna. There are three sets of French doors leading onto the terraces with box hedging and outside lighting. From within the pool complex, there are stairs leading down to a very spacious Gym/club room and separate plant room.

From the magnificent Italian marble tiled reception hall the sweeping stone staircase leads to the first floor galleried landing featuring a bespoke built library area with floor to ceiling shelving facing the front garden and elevated views beyond.

The sumptuous Master Bedroom Suite comprises a private balcony with views over the rear garden, sitting area and spacious dressing room with bespoke joinery to three walls. The luxuriously appointed en suite bathroom features book matched marble, a walk-in wet shower with rain shower head and hand shower attachment, His & Hers wash hand basins, free standing bath, low level W.C. and bidet.

In addition to the master suite there are three further bedroom suites, two of which have their own dressing rooms and en suite bathrooms.

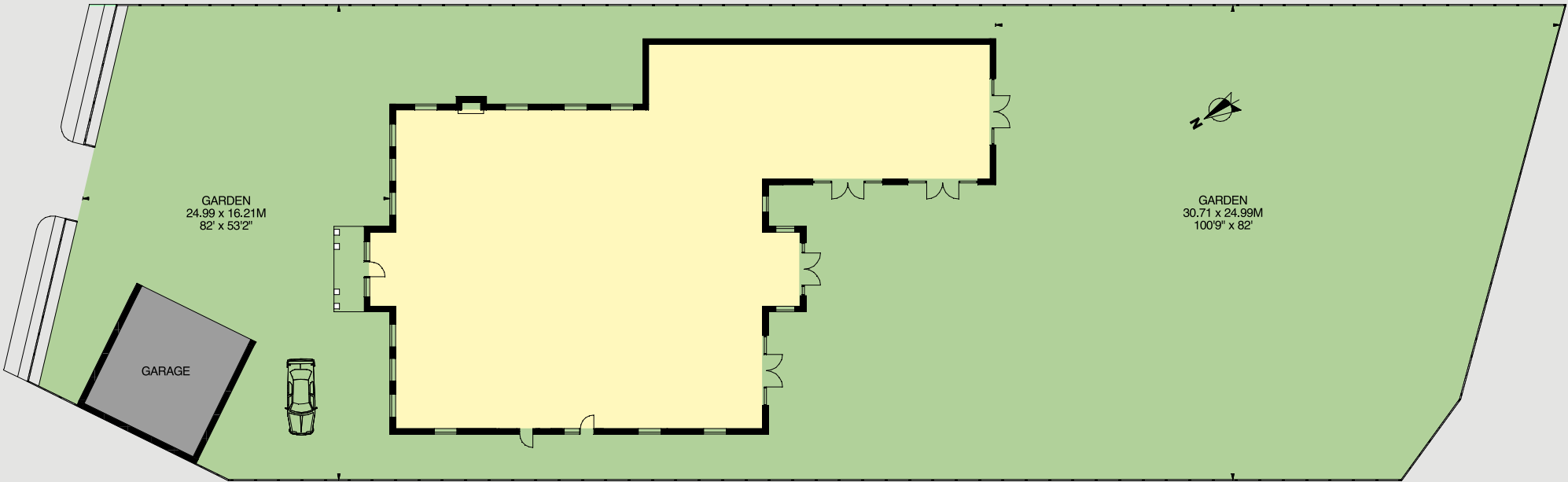
All bathrooms throughout are of very high standard with Hans Grohe sanitary fittings, bespoke joinery, book matched marble and modern light fittings.

The feature staircase continues to lead up to the second floor with two further bedroom suites, with bespoke built-in wardrobes, a ten seater home cinema with LED lighting and joinery with media equipment room and separate games room with far reaching views. In addition there is a laundry room, guest cloakroom and a circular dome beautifully illuminating the second floor.

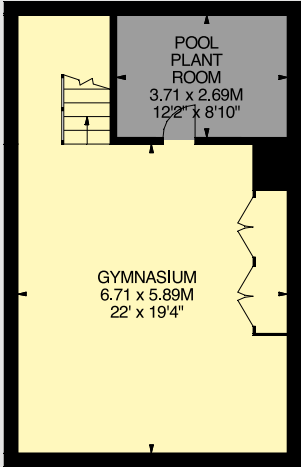
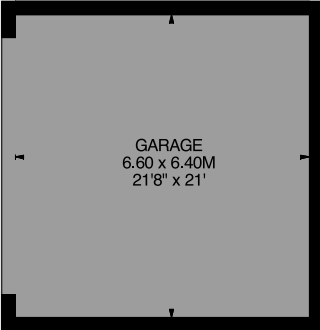
The whole property will benefit from full air conditioning, underfloor heating to all rooms, quality joinery, Control 4 home automation system for audio, lighting, heating, security cameras, and so much more.



SITE PLAN



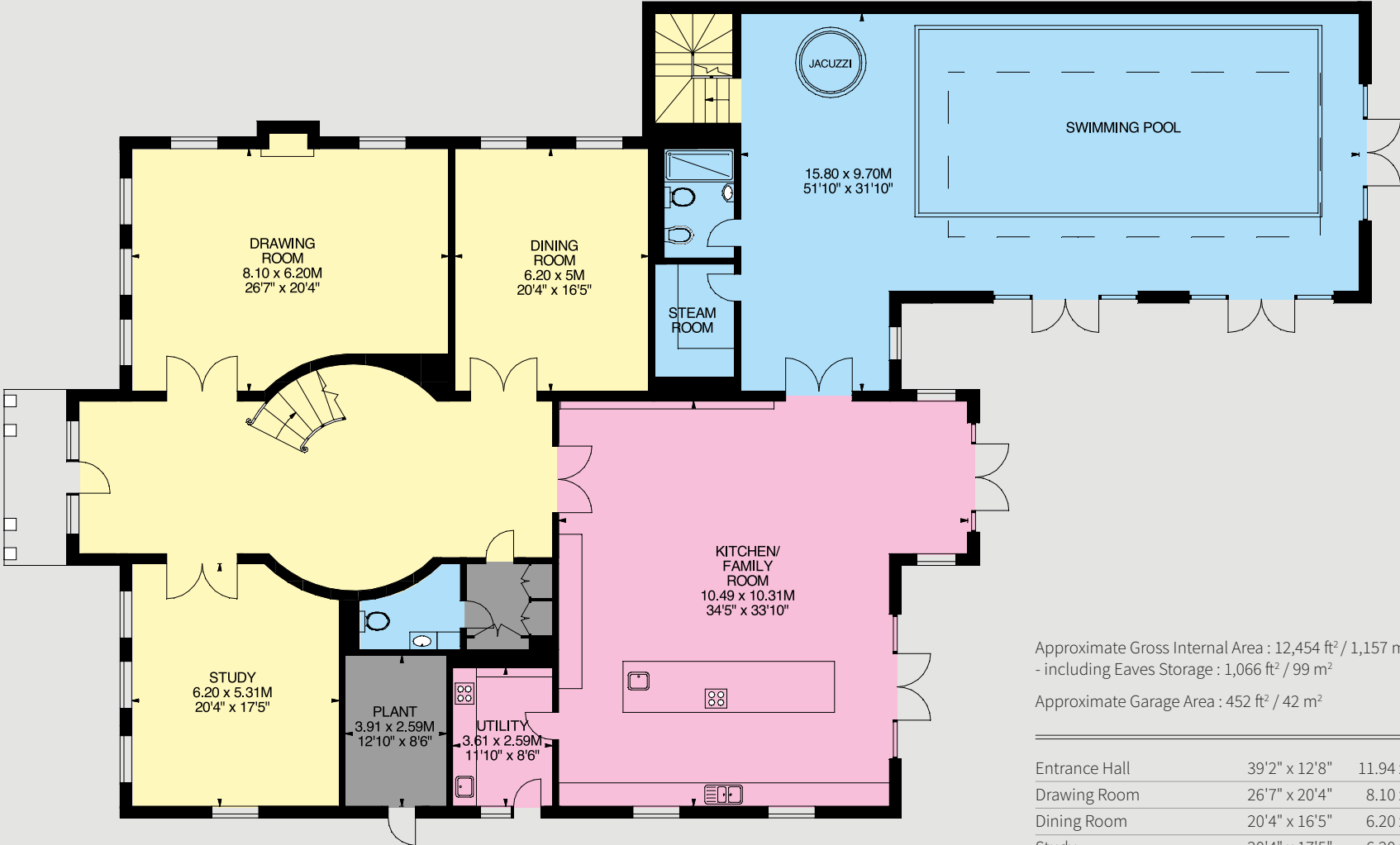
BASEMENT



Floor plan produced for Coombe Residential by Mays Floorplans© Tel 020 3397 4594
Illustration for identification purposes only, not to scale. All measurements are maximum and include wardrobes and window bays where applicable.



GROUND FLOOR

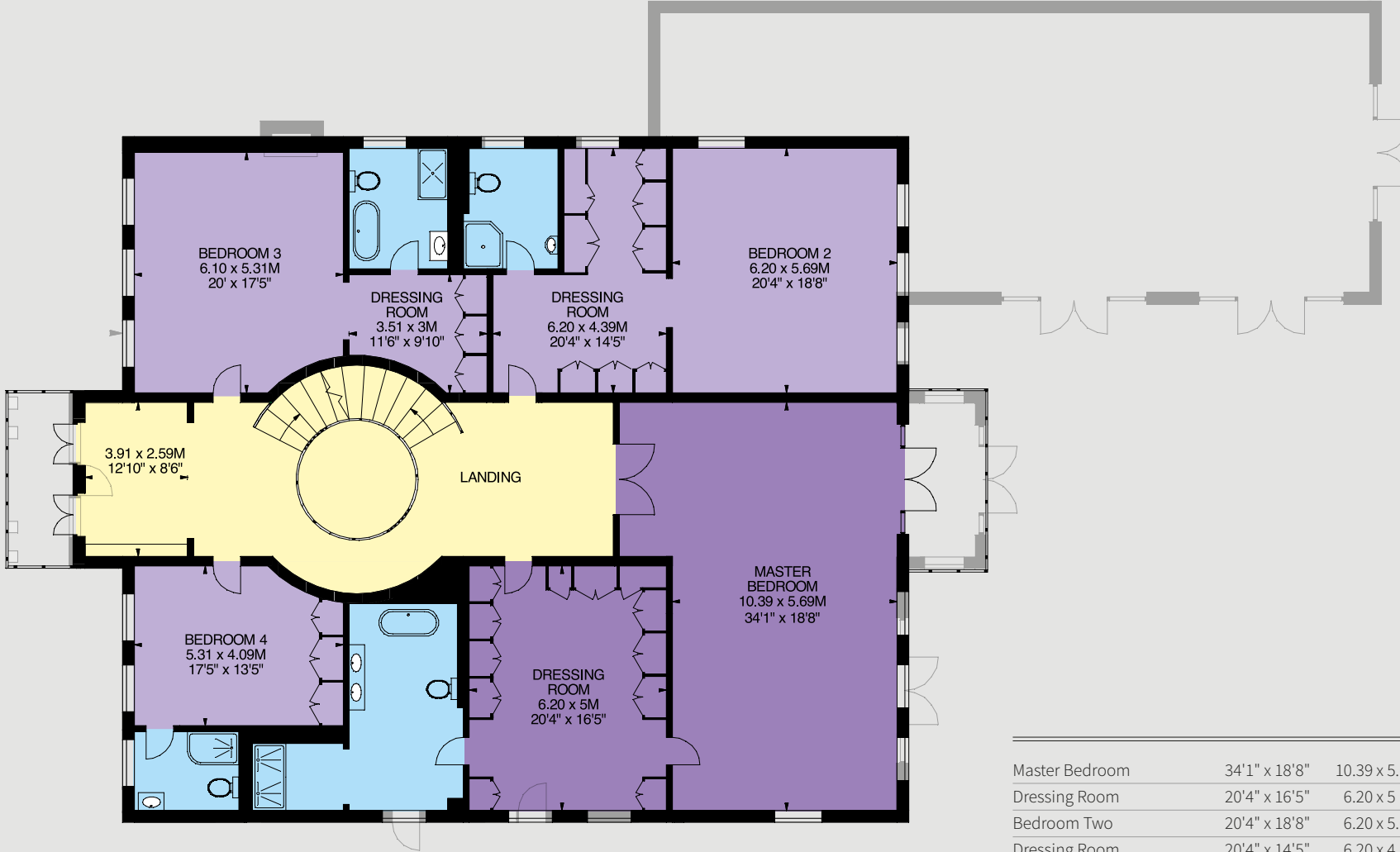


Approximate Gross Internal Area : 12,454 ft² / 1,157 m²
- including Eaves Storage : 1,066 ft² / 99 m²
Approximate Garage Area : 452 ft² / 42 m²

Entrance Hall	39'2" x 12'8"	11.94 x 3.90 m
Drawing Room	26'7" x 20'4"	8.10 x 6.20 m
Dining Room	20'4" x 16'5"	6.20 x 5 m
Study	20'4" x 17'5"	6.20 x 5.31 m
Kitchen/Family Room	34'5" x 33'10"	10.49 x 10.31 m
Utility Room	11'10" x 8'6"	3.61 x 2.59 m
Plant Room	12'10" x 8'6"	3.91 x 2.59 m
Swimming Pool Area	51'10" x 31'10"	15.80 x 9.70 m

Floor plan produced for Coombe Residential by Mays Floorplans© Tel 020 3397 4594
Illustration for identification purposes only, not to scale. All measurements are maximum and include wardrobes and window bays where applicable.

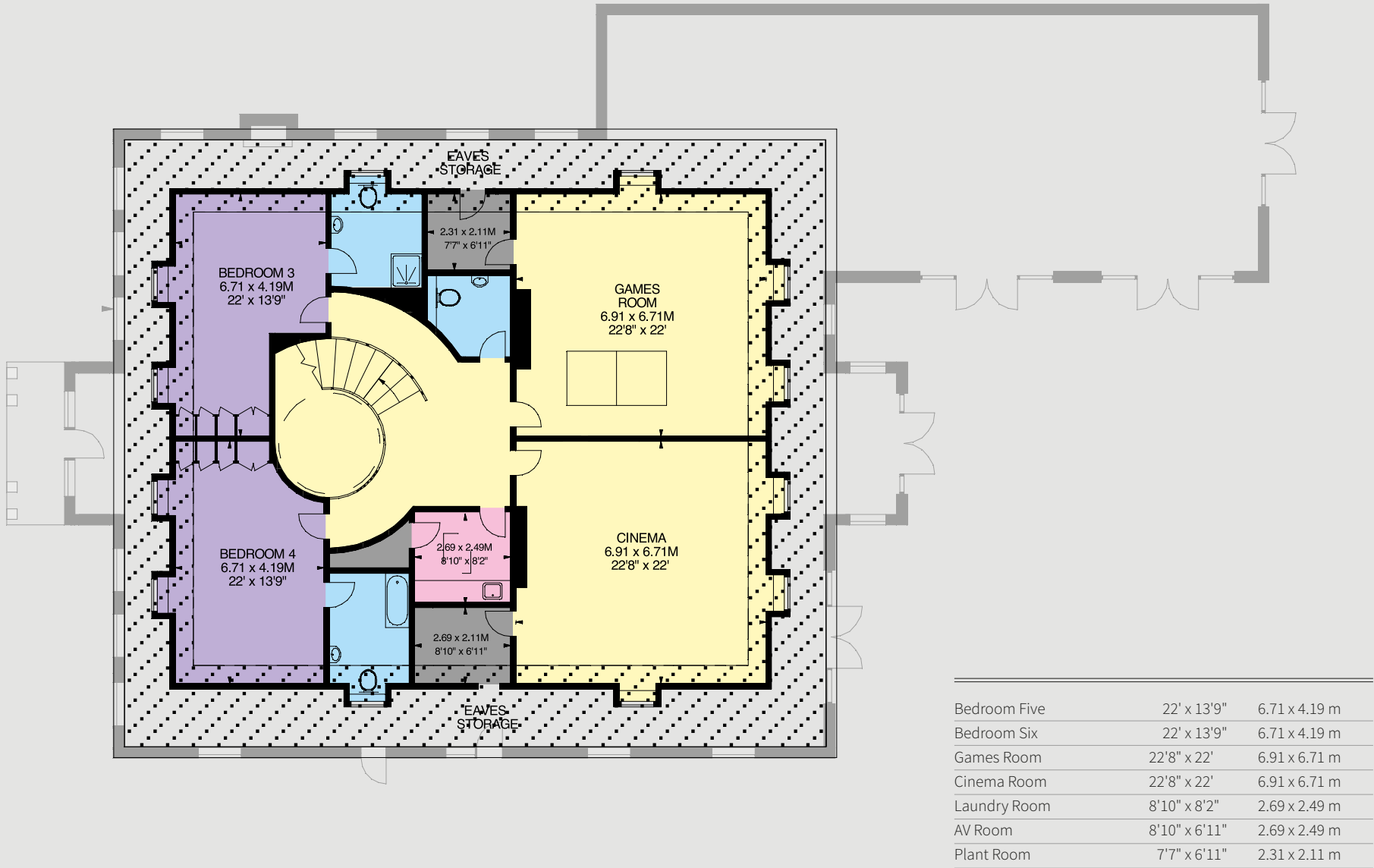
FIRST FLOOR



Master Bedroom	34'1" x 18'8"	10.39 x 5.69 m
Dressing Room	20'4" x 16'5"	6.20 x 5 m
Bedroom Two	20'4" x 18'8"	6.20 x 5.69 m
Dressing Room	20'4" x 14'5"	6.20 x 4.39 m
Bedroom Three	20' x 17'5"	6.10 x 5.31 m
Dressing Room	11'6" x 9'10"	3.51 x 3 m
Bedroom Four	17'5" x 13'5"	5.31 x 4.09 m

Floor plan produced for Coombe Residential by Mays Floorplans© Tel 020 3397 4594
Illustration for identification purposes only, not to scale. All measurements are maximum and include wardrobes and window bays where applicable.

SECOND FLOOR

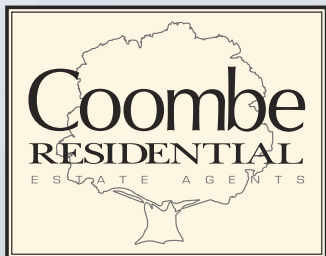


Floor plan produced for Coombe Residential by Mays Floorplans© Tel 020 3397 4594
Illustration for identification purposes only, not to scale. All measurements are maximum and include wardrobes and window bays where applicable.









020 8947 9393

COOMBERESIDENTIAL.COM

259 COOMBE LANE WIMBLEDON LONDON SW20 0RH

