

GEORGE ROAD



Wimbledon
Homes



GEORGE ROAD

COOMBE HILL ESTATE, KT2

This elegantly designed house offers over 9,000 sq.ft of versatile family accommodation with views over Coombe Wood golf course.

Situated on a large south facing plot of over 0.5 acre in the exclusive Coombe Hill Estate.

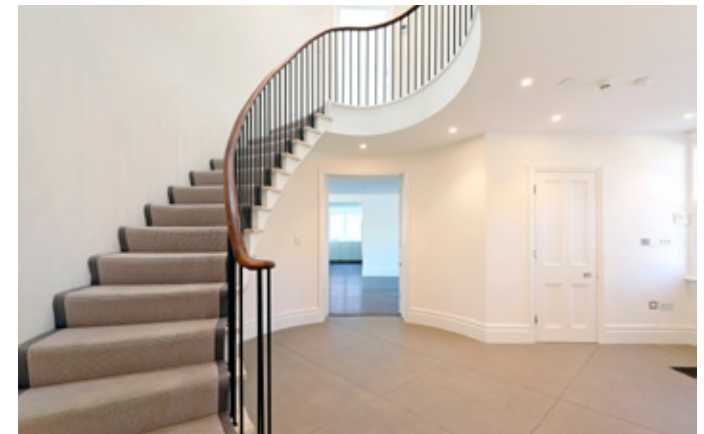
The property is full of light and abundant space and would provide the new owner with the opportunity to be creative and to design to their own taste.

- Spacious entrance hall with feature elliptical staircase to the 2nd floor
- 44ft double aspect living room with study/formal dining room and huge kitchen/dining/family room opening onto a large raised terrace and double staircase down to the garden
 - Utility room and ancillary kitchen and downstairs cloakroom
 - The lower ground floor has a vast family/games room, opening onto the garden
 - Bespoke wine room; gym, store room, ensuite bedroom and further reception room
- Principal suite with a large dressing room and luxury bathroom, with stunning garden views
 - 6 further double bedrooms, 4 bathrooms
- Large garage with separate staff/granny flat (accessed via utility room)
 - Gated driveway with ample parking
 - Under floor heating; Sonos sound system
- South facing 180ft garden backing onto Coombe Wood golf course

Coombe Hill Estate

The private and exclusive Coombe Hill Estate offers a peaceful and leafy environment only 8 miles from central London yet with the South Coast, Heathrow and Gatwick airports easily accessible via the nearby A3 and M25 motorway.

There is an excellent choice of schools, both private and state, good public transport links and close proximity to two major town centres. Historic Kingston upon Thames with its excellent shopping facilities is a short drive, as is Wimbledon Village with its wide range of boutiques, cafes and restaurants. Richmond Park is on the doorstep and there are two large golf courses in Coombe.



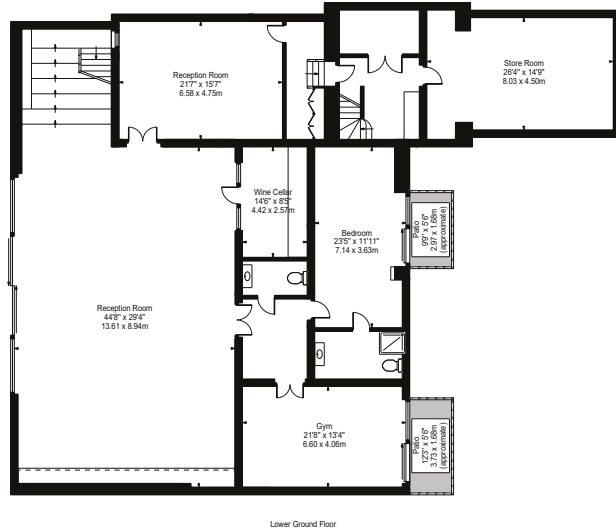
GEORGE LODGE COTTAGE, KT2

APPROXIMATE INTERNAL FLOOR(LIVING) AREA

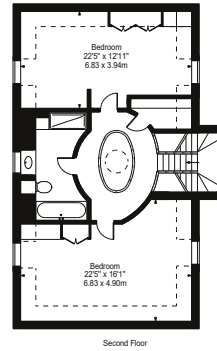
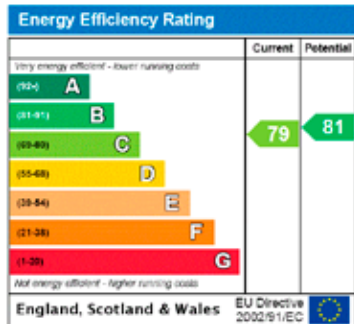
9002 Sq Ft - 836.31 Sq M PLUS 386 Sq Ft - 35.86 Sq M

TOTAL AREAS SHOWN ON PLAN

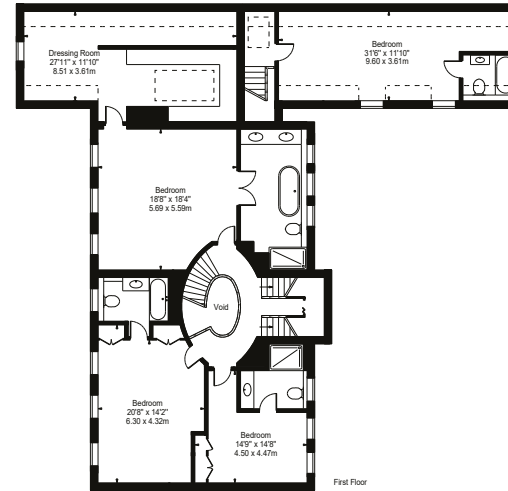
9388 Sq Ft - 872.15 Sq M



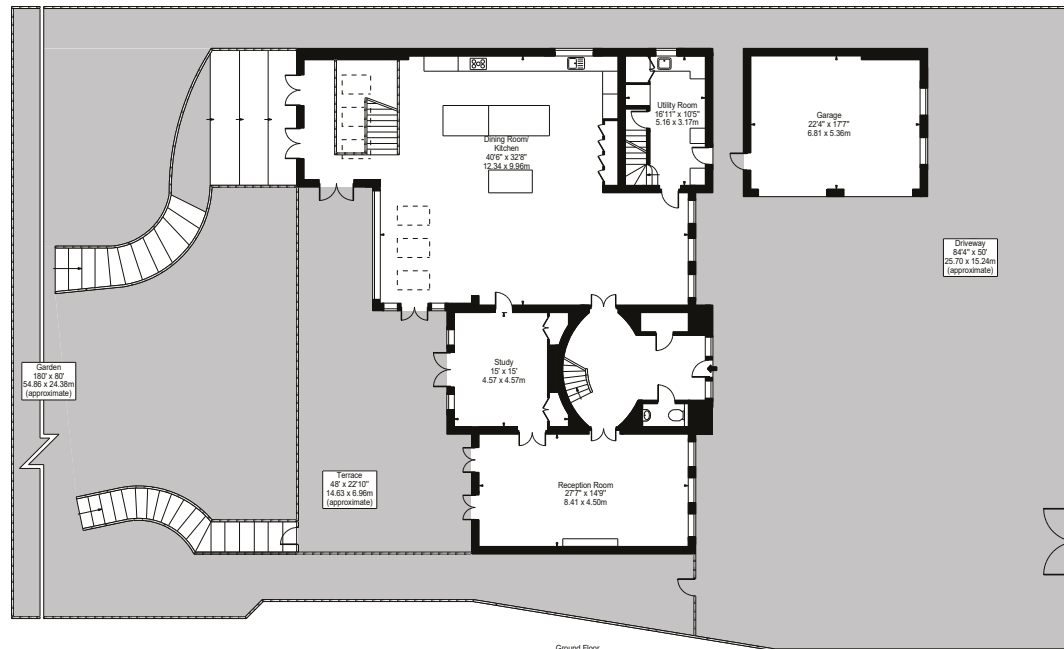
Lower Ground Floor



Second Floor



First Floor



Ground Floor

