



## Morton House

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Coombe Park, Kingston upon Thames, Surrey, KT2 7JD

Guide price £4,750,000

#### LOCATION

The immediate area offers a wide range of recreational facilities, including boating on the river Thames, polo at Ham, golf at Coombe Hill, Coombe Wood and The Royal Wimbledon courses. The Roehampton Club and David Lloyd leisure centre are nearby as is the All England Lawn Tennis Club. There is racing at Sandown, Kempton, Ascot and Windsor. The pedestrian gate at Robin Hood roundabout gives easy access to The Royal Richmond Park, an area of outstanding beauty, providing a picturesque setting in which to picnic, go horse riding, jogging or just take a leisurely walk. Theatres at Richmond and Wimbledon are also popular alternatives to the West End together with an excellent choice of restaurants. There are numerous schools for all ages, private, state and a variety of international schools.



## Morton House

Coombe Park, Kingston upon Thames, Surrey

A prestigious home designed and rebuilt by KRDLimited with a passion for details found all around the house. The generous accommodation is arranged over three floors and is accessed by an open tread oak staircase with half landings, which span across a full height gabled window facing the wide open space of the rear garden. Emphasis has been focused on spacious principle reception rooms and a superb kitchen with a separate dining and living area, yet retaining the feel of communication across this superb L-shaped family hub. Boasting crisp lines, high ceilings, light airy rooms, quality oak flooring and oak fixtures throughout the whole house. Undeniably this is one of the finest homes within a most exclusive road off Kingston Hill.



#### ACCOMMODATION COMPRISES

Entrance Hall | Triple Reception Area | Formal Dining Room  
 Kitchen/Breakfast/Family Room | Guest Cloakroom | Utility  
 Room | Master Bedroom Suite with His & Hers Walk-in  
 Dressing Rooms & En suite Bathroom | Five further Bedrooms  
 (Three with En suite Bathrooms) | Family Bathroom | Bedroom  
 Seven/Games Room with En suite Bathroom

#### AMENITIES INCLUDE

Full Gas Fired Central Heating & Hot Water | Under Floor  
 Heating to Tiled Areas | Double Glazed Windows & Doors  
 CCTV Cameras | Media Wiring to most rooms | Lutron  
 Lighting | Outside Lighting | Forecourt Parking | Garden  
 Lighting | 0.54 of an Acre

#### THE PROPERTY

On approaching Coombe Park from Kingston Hill, proceed into the exclusive development and take the left fork. Morton House is the fourth residential property on the left. Two oak panelled remote controlled gates lead into a large forecourt with ample space for parking. There are three specified places equivalent in area for a triple garage. The borders are extremely well stocked with mature shrubs and bushes with lighting around the perimeter. This leads to a terrace spanning across the front width of the whole plot leading to semi-circular slate steps to a covered porch with an inset tread mat. American oak door with sand blasted glazed panels and side windows lead into the...

**Entrance Hall** 29'3" x 12'9" (8.90 m x 3.90 m)  
 T-shaped, this spacious entrance hall is an introduction to the rest of the house indicating space, light and comfort. The oak wood strip floor features recessed LED lights, recessed low voltage lights to the ceiling, system line media control panel, Lutron lighting control panel for graduated lighting, coving, recessed speakers, smoke detector, and stunning views of the rear garden beyond the feature stairwell. Nova BPT video entry phone panel. A single cupboard houses the TV monitor and recording unit for the CCTV cameras around the house. Another double built cupboard houses all the electronic control panels and the second set of double built cupboards has a shelf with a hanging rail.



**Guest Cloakroom** White suite comprising a wash hand basin with a mono block mixer tap recessed within a vanity unit, wall mounted low level WC with a concealed cistern, oak wood strip floor, oak panelled walls, display shelf and wall mounted mirror, window display unit.

**Drawing Room** 46'5" x 21'2" > 13'3" (14.15 m x 6.44 m > 4.05 m) This extremely spacious triple aspect room benefits from high ceilings, coving, recessed speakers, lighting to the ceiling, smoke detector, bi-folding doors to the rear terrace, brushed steeled rim to the elevated but recessed fireplace with a gas feature, oak wood strip floor, TV point for wall mounted Plasma, ample speaker points, four double radiator panels.

**Dining Room** 24'9" x 19'2" (7.55 m x 5.85 m) Slightly L-shaped with bay windows, with views to the front garden, coving, low voltage lights, smoke detector, recessed speakers, system line control panel, Lutron lighting control panel, oak wood strip floor, two double radiator panels.

**Kitchen/Dining/Family Room** 26' x 17'6" (7.95 m x 5.35 m) Dining Area: Ceramic tiled floor with under floor heating throughout this area, wall mounted base units with plinth lighting, system line and lighting control panels, bi-folding doors to the rear terrace leading into the...

**Kitchen Area** Custom designed range of oak and glass fronted wall and base units with glass work

surfaces and breakfast bar. These fine units are complemented by LED lights to the kick plates. It is rare to find such a wide range of storage units. The range of integrated appliances comprise of a five ring Gaggenau ceramic hob with extractor canopy hood above, steamer, 'Siemens' microwave, two ovens, two integrated fridges and two separate freezers, dishwasher, wine cooler, twin bowl stainless steel sink with mixer tap and spray hose attachment, glass splash back. Opening into...

**Family Area** 17'9" x 11'10" (5.40 m x 3.60 m) Double aspect over the rear garden with bi-folding doors to the rear terrace, TV point for wall mounted TV, recessed low voltage lights and recessed ceiling speakers.

**Utility Room** 11'10" x 7'7" (3.60 m x 2.30 m) Further range of tall cupboards, wall and base units with reconstituted stone surface. Recessed stainless steel sink with mixer tap, Miele washing machine and tumble dryer. Ceramic tiled splash back and floor and double glazed door to the side. Further built-in cupboards housing gas fired boiler and pressure pumps.

Easy rising open tread oak staircase leading to the...

#### **First Floor**

**Landing** With three metre high ceiling, coving, recessed, built-in linen cupboard with linen racks.



#### Master Bedroom Suite

**Bedroom** 22' x 19'2" > 13'3" (6.70 m x 5.85 m > 4.05 m) Uninterrupted views of the front garden from the semi-circular bay window, recessed low voltage lights, speakers and smoke detector, system line media control panel, Lutron lighting control panel, 'His & Hers' walk-in dressing rooms with ample hanging, shelving and drawers all lined with oak.

**En suite Bathroom** White suite comprising oak panelled bath with mixer taps, fully tiled surround to walk-in shower cubicle, wall mounted low level WC and bidet with an oak back panel and shelf, 'His & Hers' wash hand basins with mixer taps on a custom designed vanity unit with cupboards below. Ceramic tiled floor, chrome ladder rack heated towel rail, shaver socket, recessed low voltage lighting and ceiling speakers.

**Bedroom Two** 21' x 14' (6.40 m x 4.25 m) Views to the front garden from the semi-circular bay window, recessed low voltage lights, custom range of built-in cupboards with sand blasted glazed doors with a range of shelving, drawers and hanging space. Door to...

**En suite Shower** Walk-in shower with tiled surround and glazed panel, wall mounted low level WC, Duravit wash hand basin with mono block mixer tap on a custom built oak vanity unit, oak panelled wall with display shelf, wall mounted mirror, recessed, chrome ladder rack heated towel rail, ceramic tiled floor.

**Bedroom Three** 21'4" x 12'10" (6.50 m x 3.90 m) Views to the front garden. Recessed low voltage lights, custom range of built-in cupboards with sand blasted glazed doors with a range of shelving, drawers and hanging space. Door to...

**En suite Shower** Walk-in shower with tiles surround and glazed panel, wall mounted low level WC, Duravit wash hand basin with mono block mixer tap on a custom built oak vanity unit, oak panelled wall with display shelf, wall mounted mirror, recessed, chrome ladder rack heated towel rail, ceramic tiled floor.

**Bedroom Four** 15' x 11'10" (4.55 m x 3.60 m) Views of the rear garden, recessed low voltage lighting, custom range of built-in cupboards with sand blasted glazed doors with a range of shelving, drawers and hanging space.

**Bedroom Five** 13'2" x 10'6" (4.00 m x 3.20 m) Views of the rear garden, recessed low voltage lighting, custom range of built-in cupboards with sand blasted glazed doors with a range of shelving, drawers and hanging space.

**Family Bathroom** White suite comprising oak panelled bath with mixer tap and retractable shower hose, wall mounted low level WC, wash hand basin with mono block mixer tap on an oak vanity unit, oak

panelled wall with shelf, wall mirror and plinth lighting, walk-in shower with fully tiled surround and glazed screen. Ceramic tiled floor, chrome ladder rack heated towel rail, low voltage lighting and shaver socket.

Easy rising oak staircase with open treads leading to...

#### Second Floor

**Landing** Superb elevated views of the rear garden from the top of the gabled window, pitched ceiling, two double built-in cupboards housing four hot water cylinders.

**Bedroom Six** Double aspect views to the front and rear gardens, two sets of built-in cupboards with a range of hanging, shelving with sand blasted glazed doors, low voltage lighting, two radiator panels, door to...

**En suite Bathroom** White suite comprising panelled bath with mixer tap, wall mounted low level WC, wash hand basin with mono block mixer tap on an oak vanity unit, oak panelled wall with shelf, wall mirror, walk-in shower with fully tiled surround and glazed sliding doors. Ceramic tiled floor, chrome ladder rack heated towel rail, low voltage lighting and shaver socket.

**Bedroom Seven & Games Room** Double aspect views to the front and rear gardens from four Dormer windows with four radiator panels, doors to large eaves storage areas, low voltage lights, built-in cupboard with facilities prepared for a kitchenette. Door to...

**En suite Bathroom** White suite comprising oak panelled bath with mixer tap, wall mounted low level WC, wash hand basin with mono block mixer tap on an oak vanity unit, oak panelled wall with shelf, wall mirror, walk-in shower with fully tiled surround and glazed sliding door. Ceramic tiled floor, chrome ladder rack heated towel rail, low voltage lighting and shaver socket. Built-in oak panelled base cupboards and a door to deep eaves storage area.

**Rear Garden** 177'2" x 76'7" (54 m x 23.35 m) Fully landscaped offering a large patio with an area mainly laid to lawn, with well stocked borders and stunning oak trees.

#### TERMS

**TENURE** Freehold

**GUIDE PRICE** £4,750,000 SUBJECT TO CONTRACT

**LOCAL AUTHORITY** Royal Borough of Kingston upon Thames  
**COUNCIL TAX BANDING** H

NOTE: No warranty is given concerning this property, its fittings, equipment or appliances as they have not been tested by the Vendors Sole Agents. Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particular or elsewhere. No part of this publication may be reproduced in any form without prior written permission of Coombe Residential Ltd. All rights reserved.

**Energy Performance Certificate**

Morton House, Coombe Park  
KINGSTON UPON THAMES  
KT2 1JB

Detached house  
Date of assessment: 08 December 2008  
Date of certificate: 08 December 2008  
Reference number: 9640-2878-6129-0208-8095  
Total floor area: 646 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

**Energy Efficiency Rating**

Current: 2  
Potential: 5

**Environmental Impact (CO<sub>2</sub>) Rating**

Current: 63  
Potential: 71

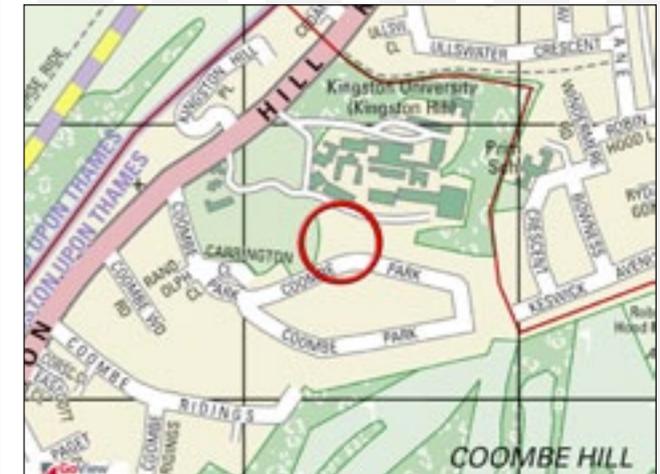
**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	147 kWh/m <sup>2</sup> per year	129 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	18 tonnes per year	15 tonnes per year
Lighting	£918 per year	£308 per year
Heating	£1632 per year	£1110 per year
Hot water	£172 per year	£172 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EEF to provide information on financial help for improving its energy performance.  
For advice on how to take action and to find out what offers are available to help make your home more energy efficient, call 0800 812 812 or visit [www.energyrating.gov.uk](http://www.energyrating.gov.uk)



**MORTON HOUSE, COOMBE PARK  
COOMBE KT2**

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA

■ = 6163 SQ.FT / 572.5 SQ.M.

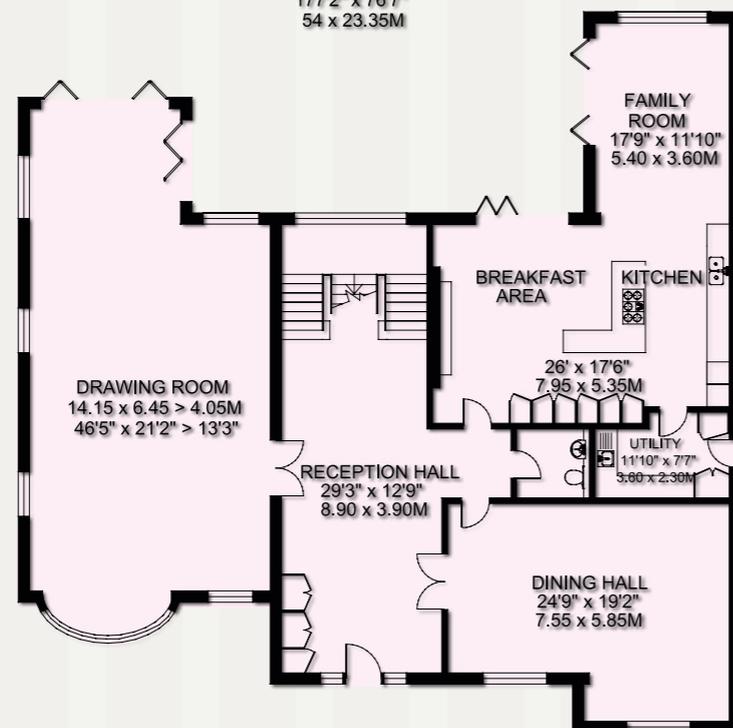
APPROXIMATE ADDITIONAL AREAS

◊ = 583 SQ.FT. / 54.1 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
6746 SQ.FT. / 626.7 SQ.M.

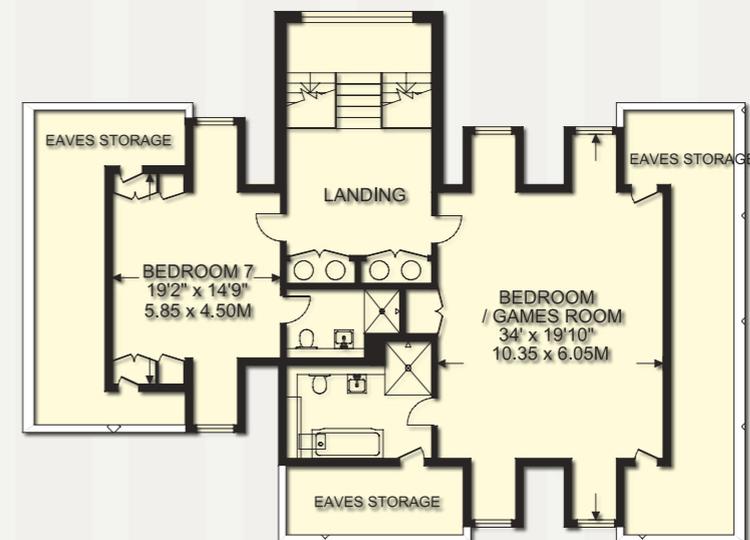
TRIPLE GARAGE  
AND CYCLE STORE  
TO BE BUILT  
IF REQUIRED  
52 Sq.m. / 560 Sq.ft.

GARDEN  
177'2" x 76'7"  
54 x 23.35M

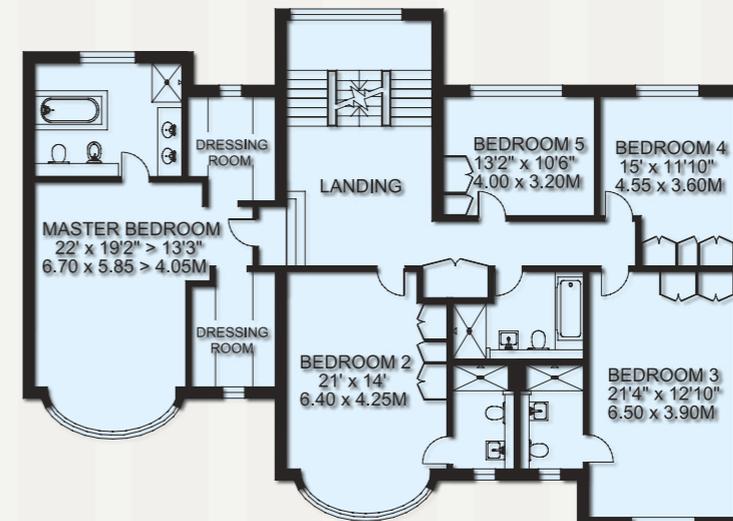


GROUND FLOOR 2707 SQ.FT.

FRONT GARDEN  
98'5" x 76'7"  
30.00 x 23.35M



SECOND FLOOR 1348 SQ.FT.



FIRST FLOOR 2108 SQ.FT.



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