Morton House
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.

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Coombe Park, Kingston upon Thames, Surrey

A prestigious home designed and rebuilt by KRD Limited 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 COMPRISSES
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 Control Panel
- 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 blased 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 BFT 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 lighting, 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: While 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 lighting, 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 3.60 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 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 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: While 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: While 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: While suite comprising oak panelled bath with mixer tap, wall mounted low lever 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. 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

YENUE: Freehold
GUIDE PRICE: £4,750,000 SUBJECT TO CONTRACT

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

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