



GOLF CLUB DRIVE, KT2  
OFFERS OVER £2,600,000 FREEHOLD

**WINKWORTH WIMBLEDON ARE DELIGHTED TO PRESENT THIS SPECTACULAR FIVE BEDROOM FAMILY HOME SITUATED ON A PRIVATE ROAD IN THE PRESTIGIOUS COOMBE ESTATE.**

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## DESCRIPTION:

Winkworth Wimbledon are delighted to present this spectacular five bedroom family home situated on a private road in the prestigious Coombe Estate.

The entrance is impressive with a wide front door and covered porch and opens out onto the large double aspect open plan reception room which is zoned to encompass living and dining areas. Leading from the reception room is the kitchen and breakfast area with a large fitted kitchen and integrated Siemens appliances. The kitchen also features floor to ceiling sliding doors which would make this a great entertaining space leading out onto the tiled patio area and the garden beyond.

The rear of the ground floor features a large amount of glazing so benefits from afternoon and evening sunshine with the west facing aspect, looking out onto the mature and very private

garden.

The ground floor also offers a guest cloakroom, a staff room with ensuite and separate side entrance and a walk-in storage cupboard.

Heading upstairs to the first floor, the staircase features a beautiful cathedral window which floods the first floor landing with light. The principal suite offers a large dual aspect bedroom with a stunning ensuite bathroom with freestanding bathtub and walk in wardrobe.

There are three further bedrooms on the first floor, one being ensuite with built-in wardrobes, and a family bathroom with walk-in shower. There is potential to extend further into the generous loft space subject to planning permission.

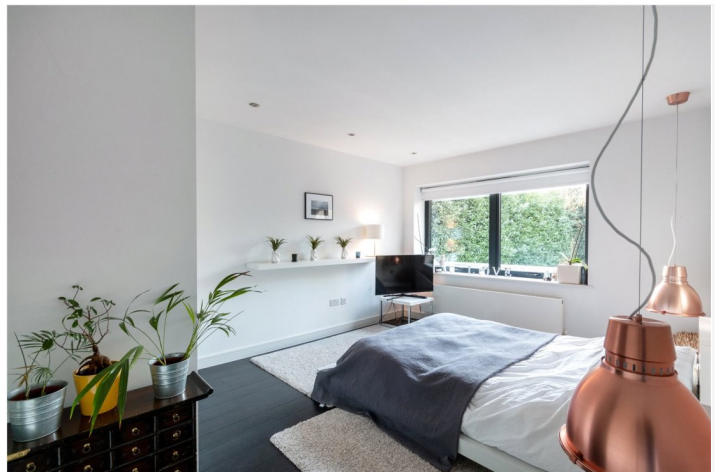
The driveway offers parking for several cars in addition to the double garage and is secure with remote controlled sliding gate and pedestrian gate.

Set on a site of 0.2 acres, the property has been refurbished to a very high standard by the current owner to offer contemporary and luxury living in the heart of the Coombe Estate. Located opposite the property is the prestigious Coombe Hill Golf Club which is one of England's most highly rated courses.

Golf Club Drive is ideally located close to Wimbledon, Kingston and New Malden and with easy access to the A3 into London and Surrey. Richmond Park's 'Ladderstile Gate' is a short walk away from the property.

Within the Coombe Estate and in the local area there are a range of outstanding Independent and State schools for all ages including Rokeby School, Holy Cross and Marymount.

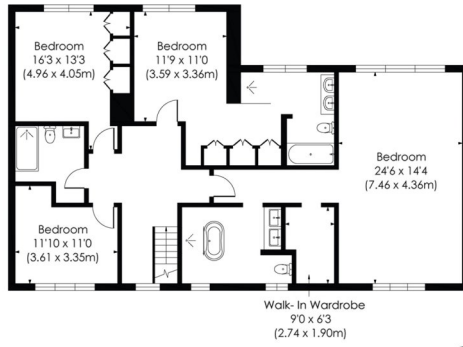
EPC D, Council Tax Band H



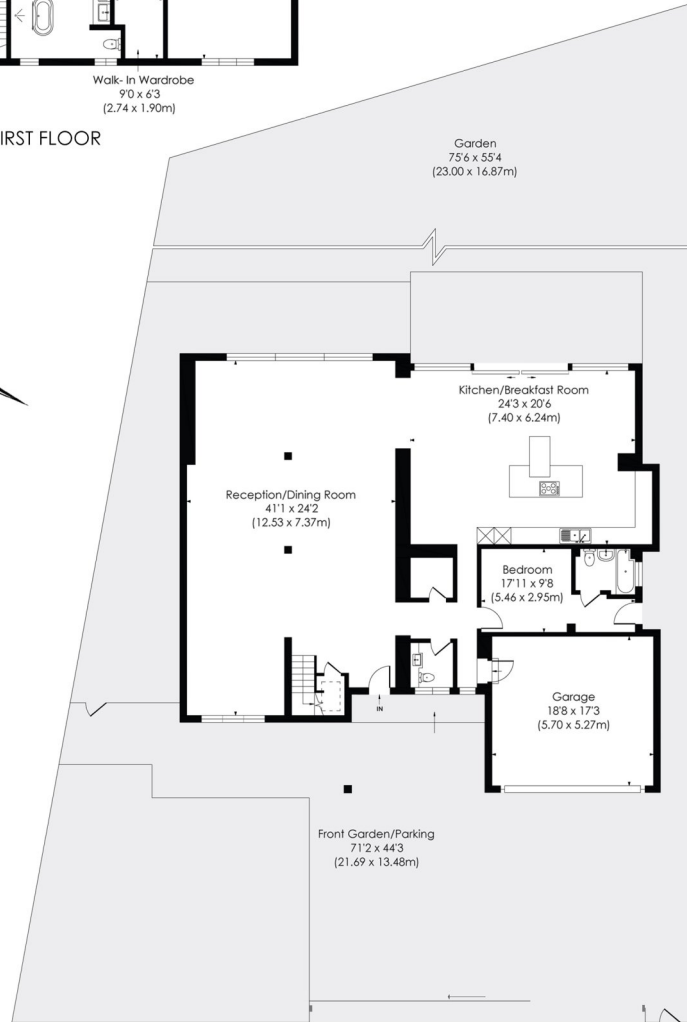
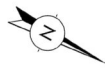
## GOLF CLUB DRIVE, KT2

Approx. Gross Internal Floor Area

**3664 Sq. ft/340.41 Sq. m**  
(Including Garage)



FIRST FLOOR



GROUND FLOOR

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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	63
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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