



# Amberwood Court

Golf Club Drive | Kingston upon Thames | Surrey | KT2 7DF







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**On grounds of over one acre, a wonderful, high specification, new build, family house backing onto Coombe Hill Golf Course, with luxurious lateral accommodation, mature, landscaped gardens and an indoor swimming pool, sauna and spa pool.**

## Description

Amberwood Court is a wonderful new build, detached house, built to a very high specification, on a no-through road, within the Coombe Estate. Set behind electric gates, the property offers private, luxurious, lateral accommodation. With floor to ceiling windows and several sets of sliding glass doors, the entire house is exceptionally light and spacious. The open plan ground floor accommodation is perfect for modern family life and entertaining. For relaxation, the property offers a cinema room, a gym and an indoor swimming pool with a steam/sauna room and a spa pool. In-ceiling speakers provide music throughout the house.







On the first floor, the master bedroom is sumptuous, with a wide dressing room and an en suite bathroom and floor to ceiling windows overlooking the fabulous gardens.

There are five/six further double bedrooms and three bath/shower rooms, one of which is en suite. Also on this floor, is accommodation for staff consisting of a bedroom with an en suite bathroom and a sitting room with a kitchen area. The secondary staircase leads to the ground and second floors. On the second floor, there are two further double bedrooms, a shower room and a further bedroom/sitting room. Throughout the house, particularly on the second floor, there are useful extensive storage spaces. The landscaped rear gardens, across two levels, are approximately one acre and are largely laid with flat lawns, interspersed with mature trees and boarded with a large terrace, which is accessed from the dining room, family room, study and pool. To the side, there is a raised lawn, which is ideal for a children's play area and in front of the house, there is a walled patio with an open air gas fire. There is ample parking on the driveway to the front of the house and there is an integral double garage.

The house has been designed to be highly energy efficient. For example, 100% of heating and hot water is provided by renewable sources, a heat-recovery ventilation system is installed, and rainwater is harvested for use in the garden irrigation system.

#### Specification List

- 100% of heating and hot water is provided by thermodynamic panels and air source heat pump (gas boiler only required as back-up when outside temperature drops below -2 degrees)
- Underfloor heating
- Heat-recovery ventilation system
- Rainwater harvesting system
- Irrigation system covering the whole garden
- IP-based media phones
- Lutron-controlled, energy efficient LED lighting throughout
- CCTV – IP based, so real-time images can be accessed remotely via iPad
- 3D home cinema room
- Wired music system (Sonos) throughout house with in-ceiling speakers.
- Laundry chute from first floor to Laundry room
- Gaggenau kitchen appliances
- Bar with integrated fridge

Freehold - Guide Price Upon Application

Royal Borough of Kingston Upon Thames

Council Tax Band H

#### Situation

Amberwood is located on Golf Club Drive, backing onto Coombe Hill Golf Club, in the Coombe Hill Estate within 2.5 miles of Wimbledon Village. The Coombe Hill Golf Club is widely regarded as one of the most picturesque within London. There is good access to the heart of the Coombe Estate via a bridle path onto Warren Road. Within Coombe are a number of excellent schools with Rokeby, Marymount and Holy Cross all around 800m away. Richmond Park and Wimbledon Common, offer over 2000 acres of open space and are both easily accessible within 1000m. Distance to central London 10 miles, Heathrow Airport within 25 miles.



# Floorplan

Approx total gross internal area: 843 sq.m. (9074 sq.ft.)  
 Plus plant room 18.4 sq.m. (198 sq.ft.)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			