



Kylemore House

Warren Cutting | Kingston upon Thames | KT2 7HS





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Kylemore House is one of the most exciting houses to be built in Coombe in a number of years and offers exceptional accommodation throughout with an eye for detail rarely produced. The house provides five spacious reception rooms and seven bedrooms with a separate staff annexe and indoor swimming pool. The house enjoys a fabulous private setting and is around 800m from Richmond Park with one of Coombes finest addresses.

Description

Kylemore House is simply one of south west London's most impressive houses, constructed and designed to offer the latest technology and extremely high energy efficiency standards throughout. Set behind secure electric gates on a secluded residential street the house provides exceptional accommodation with a flow of natural daylight throughout, be it from all the windows or through the two skylights flooding light through the two galleried atriums spanning the three levels.

The ground floor enjoys superb lateral living space of approximately 4,954 sq ft with impressive reception rooms perfect for formal entertaining. The magnificent reception hall boasts tumbled marble floors and a stunning central triple height space which is complemented by the elegant elliptical main staircase. Both the drawing room and dining room with spacious bay windows flank each side of the hallway. The sumptuous walnut and hand painted kitchen is designed by David Linley and has polished granite worktops. Leading from the kitchen and overlooking the southerly landscaped gardens, the family room provides a perfect spot to relax and is connected to the kitchen by sliding doors. To the south east of the property,





the orangery/media room and study both fit perfectly within the house. A fabulous secret door within the bookshelves connects the study with the formal drawing room and the generous media room has a long skylight overhead, full width contemporary glass wall and bi-fold doors leading out to the rear terrace. This amazing flexible space is designed to be multi-purpose and can be converted into a cinema room in seconds at the touch of a button.

A feature curved wing, containing built-in cupboards, leads to the leisure facilities of the property including a gym and indoor swimming pool, both with expansive bi-fold doors leading out to the south facing terraces and gardens. The pool benefits from a dedicated shower, WC and changing facilities. The sumptuous master suite is approached via double doors into a sitting room with French doors out to the rear balcony overlooking the gardens. The luxurious master bedroom boasts French doors opening out onto private balconies whilst the dressing room is comprehensively fitted with bespoke hand-painted wardrobes and central island units designed by Richard Baker. Double doors opening into a magnificent master bathroom offering his and hers basins, free-standing polished nickel plated bath, enclosed shower and separate enclosed WC and bidet.

There are two further double bedrooms with bespoke Richard Baker fitted wardrobes and grand en suite bathrooms/shower rooms to this level. The second floor, especially suitable for young children with a live-in nanny, offers a

further 1506 sq ft and benefits from a large guest bedroom suite with dressing room and en suite bathroom, two further double bedrooms, both with built-in cupboards, a full family bathroom and a well-equipped laundry room.

On the ground floor of the wide double garage there is a laundry area and a second guest WC whilst over the garage there is a fully self contained luxury staff/guest flat with kitchen/living room, double bedroom and en-suite.

Specification List

- Magnificent new build house
- Classical elegance and contemporary design
- Outstanding 'David Linley' kitchen
- Five spacious reception rooms
- Seven double bedrooms
- Separate staff annexe
- Double garage and further parking
- Code 4 of the Code for Sustainable Homes requirements
- Programmable multi-function lighting control scene setting system
- Dual CAT6 system currently configured for internet access
- All rooms have TV aerial and Sat cable points
- 8 x SONOS Connect interconnected audio system
- Solar panel system with the capacity to generate 7.4Kw and may benefit from an annual grant of circa £1,000 per year, plus 50% of the value of the unused power generated
- Rainwater harvesting system
- Automated garden watering system
- 10-year LABC new homes warranty
- Specialist concierge service for the first year after purchase
- A93 rating for energy efficiency

Freehold

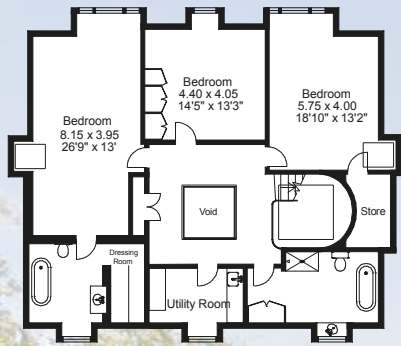
Royal Borough of Kingston upon Thames

Council Tax Band H

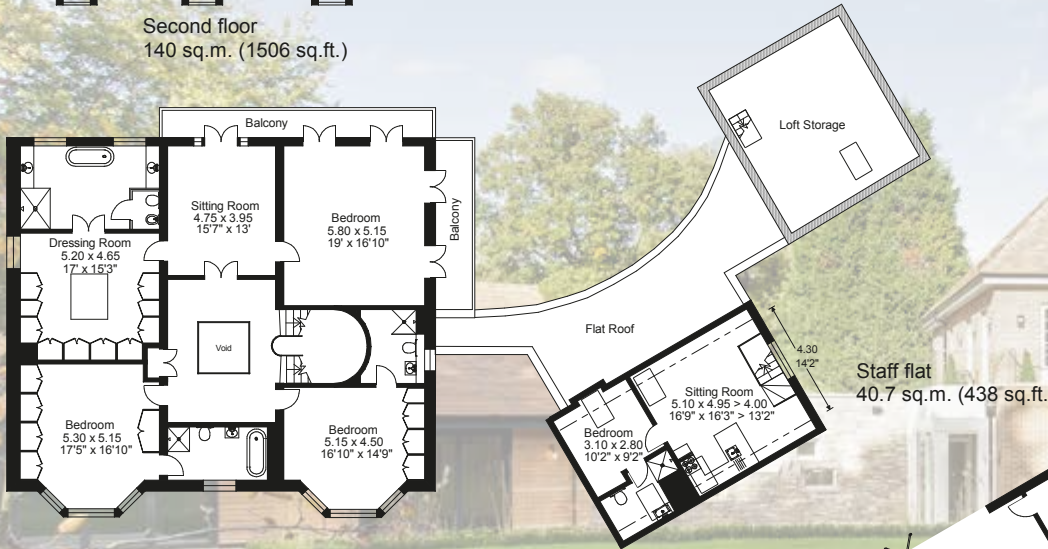
Guide Price upon Application

Location

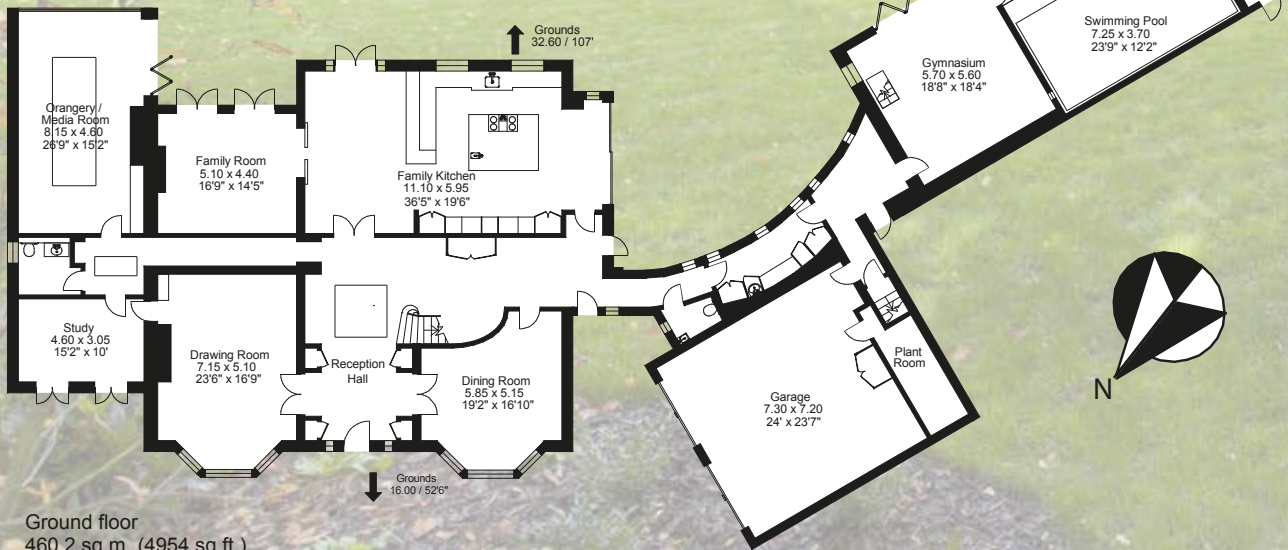
Warren Cutting is found off Warren Road, in the heart of the Coombe Estate and is considered one of its finest addresses. The house is located towards the end of this no through road and around 100m from Coombe Hill Golf Club. Coombe is made up of a number of private residential estates and is located between Wimbledon Common and Richmond Park. With over 2,500 acres of magnificent open space within 1000m, the area is ideal for those that enjoy walking, horse riding or cycling. Locally, are a number of fine schools with Marymount International School and Holy Cross and Rokeby preparatory schools within 800m.



Second floor
140 sq.m. (1506 sq.ft.)



First floor
183.9 sq.m. (1980 sq.ft.)



Ground floor
462.2 sq.m. (4954 sq.ft.)

Gross Internal Area (Approx)

824.8 Sq m/8,878 Sq Ft

A copy of the full Energy Performance Certificate is available on request from the Agents.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 93 | 93 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |

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