

# 2 Orchard Rise

Coombe Hill, Kingston-Upon-Thames, KT2 7EY

ROBERT HOLMES & COMPANY

# A bright and appealing family home with a wonderful walled garden set on the slopes of Coombe within walking distance of Norbiton Station

Asking Price: £1,950,000

**Accommodation:**
- Detached house
- Kitchen
- 5 reception rooms
- 3 bedrooms
- 3 bath/shower rooms
- Utility room
- Gated off street parking plus a garage for 2 cars
- Landscaped garden

**Local Borough:** Kingston Council
**Council Tax Band:** G
**EPC Rating:** E

**Nearest Station**: 0.6 miles (Norbiton)
**Central London**: 9.5 miles (approx.)




**Property Description**: The property is entered into a beautiful, oak panelled reception hall offering generous proportions and an elegant staircase. The drawing room and adjoining dining room extends the full length of house and features a beautiful traditional fireplace. The kitchen is bright and welcoming with a large window overlooking the terrace and gardens. A spacious music room or study, with a full range of built-in bookcases, provides a versatile reception space. A cloakroom and a utility room complete the ground floor. To the front of the house is gated off street parking and a separate double garage.

On the first floor, the attractive principal bedroom with superb views over the garden, ample wardrobe space, a large en suite bathroom as well as a lovely balcony. There are 3 further bedrooms (the largest is currently configured as a sitting room) and 2 further bath/shower rooms.

The walled garden is particularly special; stretching to nearly 125 ft and beautifully landscaped with an immaculate lawn, wisteria, fine specimen shrubs and perennials and some magnificent trees, creating a private and picturesque setting.

The house comes with the benefit of planning permission for a kitchen extension (19/02789/HOU) and a summerhouse at the bottom of the garden (19/02790/CPU).

**Location**: Situated on a popular, private road in Coombe Hill, this charming detached house is within a short walk of Norbiton Station, local amenities and recreational facilities. It is also convenient for excellent schools such as Coombe Hill Infants and Juniors, Coombe Girls and Coombe Boys Schools, along with schools within the Coombe Estate: Rokeby, Holy Cross and Marymount Schools.












APPROXIMATE INTERNAL FLOOR AREA
2610 SQ.FT / 242.4 SQ.M.
PLUS GARAGE 292 SQ.FT. / 27.1 SQ.M.
TOTAL AREA SHOWN ON PLAN
2902 SQ.FT / 269.3 SQ.M.










FLOORPLAN PRODUCED FOR "ROBERT HOLMES" BY FLOORPLANNERS 07801 228850
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
WHERE A ROOM HAS A SLOPING CEILING, THE DOTTED LINE MARKS 1.50M HEIGHT,
AND THE MEASUREMENTS ARE SHOWN AT FLOOR LEVEL

ROBERT HOLMES
& COMPANY

Viewings by appointment through Robert Holmes & Co. on 0208 947 1100

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, nor tested the services, appliances, or specific fittings.