

FERNBANK



RENFREW ROAD, COOMBE ESTATE, KT2 7NT

OCTAGON



LOCATED WITHIN THE PRESTIGIOUS COOMBE ESTATE WITH STUNNING VIEWS OVER THE GOLF COURSE, THIS SIX BEDROOM FAMILY HOME OFFERS SPACIOUS ACCOMMODATION OVER THREE FLOORS WITH LIFT ACCESS AND WESTERLY BACKING LANDSCAPED GARDENS.



EXTERIOR:

- Secure electronically controlled entrance gates with video link to the property.
- Fully landscaped and well screened grounds of approximately 0.42 acres.
- Integral garaging with electronically controlled up and over door.
- Large front forecourt area for visitors' parking.
- Fine architectural detailing with extensive use of stonework and bespoke joinery.
- West facing rear sun terrace, ideal for alfresco dining and entertaining in the summer months.
- Professionally designed landscaping scheme to front and rear gardens.
- Extensive range of built in Miele cooking appliances and refrigeration equipment, plus a separate washing machine and tumble dryer in the utility room.
- Sliding pocket doors between the kitchen and dining room.
- Drawing room with contemporary gas fireplace.
- Spacious Master bedroom suite with sitting area and en-suite bathroom, dressing room and terrace.
- Bespoke fitted wardrobes to all bedrooms.
- Underfloor heating to ground and first floor.
- Spacious Games Room to second floor.
- Chilled air system with photo voltaic renewable energy solar technology.

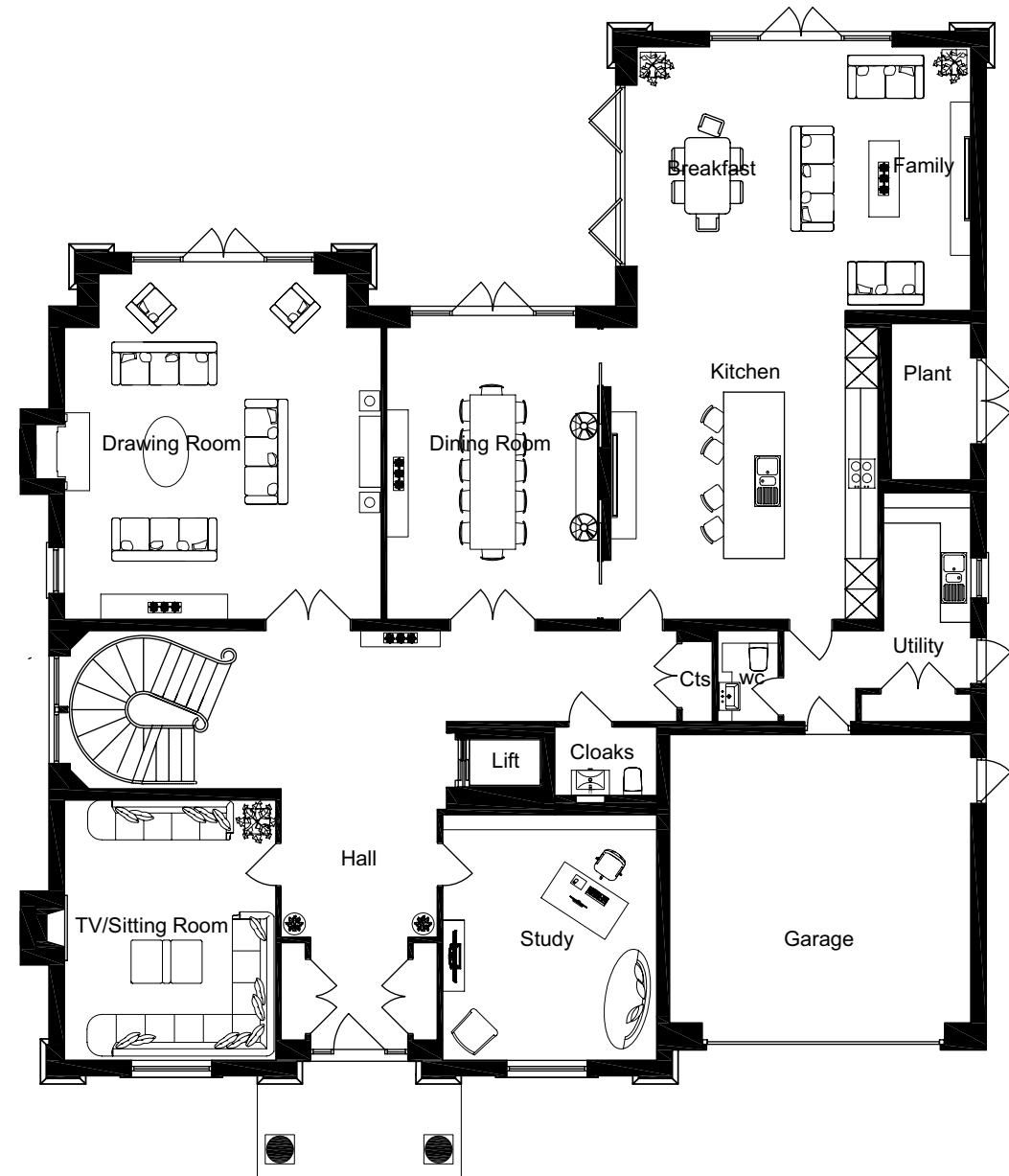
INTERIOR:

- Attractive front entrance door with glazed sidelights.
- Impressive marble floored entrance hall.
- Lift access to all floors.
- Marble tread staircase with glass balustrades and walnut hand rail.
- High gloss, handcrafted linear style kitchen units with contrasting stone worktop.
- Pre-wired surround sound system to all principle reception rooms and Master Suite.
- Programmable lighting to ground floor habitable rooms, all first floor bedrooms, landing and second floor lounge/landing.
- Interior scheme co-ordinating carpets, flooring, wall tiling and wallpaper is included.
- NACOSS approved security system.

FLOOR PLANS

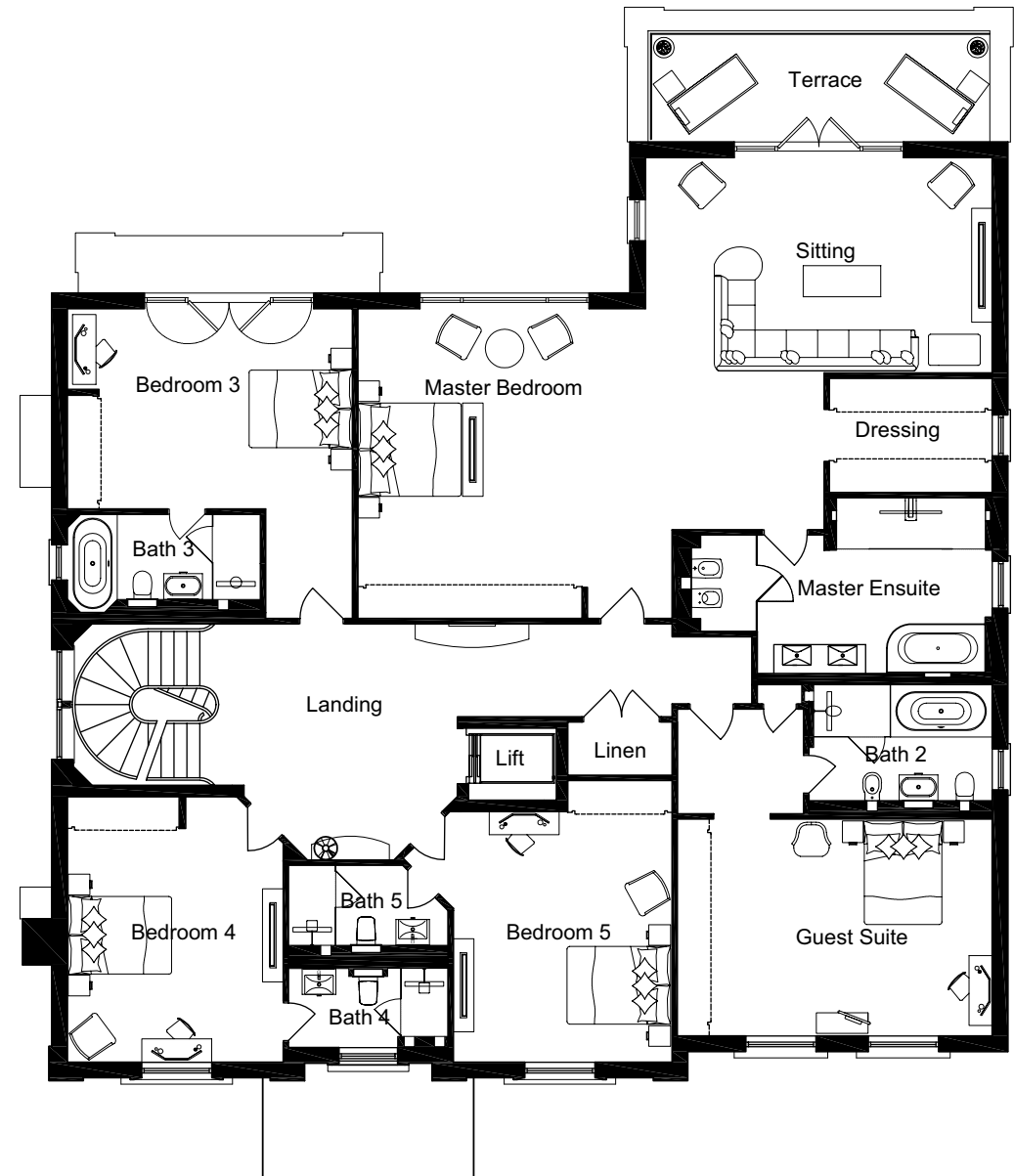
GROUND FLOOR

Drawing Room	6.78m x 6.22m	22'3" x 20'5"
Dining Room	5.74m x 4.14m	18'10" x 13'7"
Study	4.82m x 4.19m	15'10" x 13'9"
Kitchen	6.10m x 5.41m	20'0" x 17'9"
Breakfast/Family Room	6.55m x 5.18m	21'6" x 17'0"
TV/Sitting Room	5.11m x 4.14m	16'9" x 13'7"
Garage	5.94m x 5.69m	19'6" x 18'8"



FIRST FLOOR

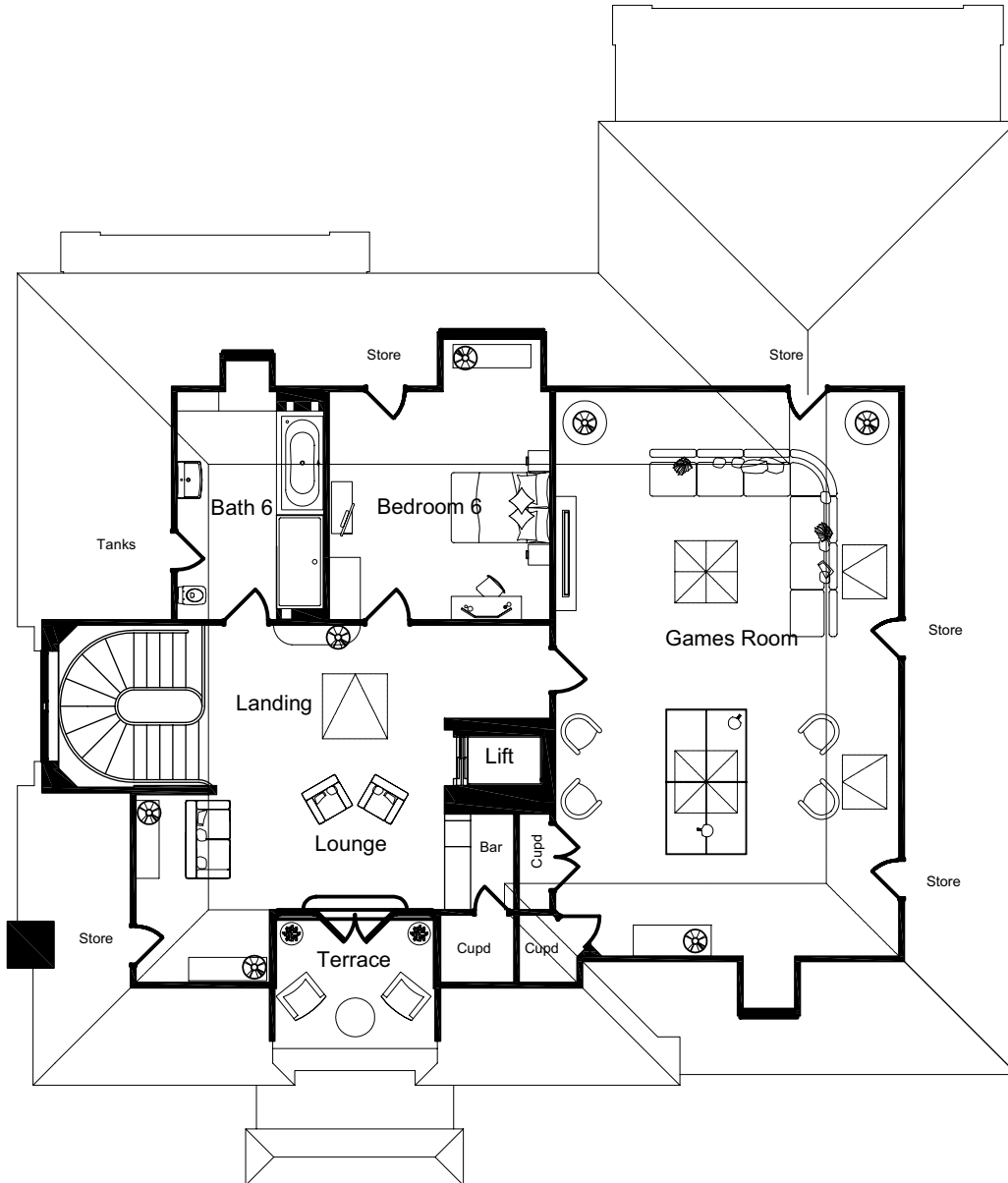
Master Bedroom	8.99m x 6.00m	29'6" x 19'7"
Master Sitting Room	6.71m x 4.14m	22'0" x 13'7"
Master Dressing Room	3.15m x 2.18m	10'3" x 7'2"
Guest Suite	6.30m x 6.10m	20'8" x 20'0"
Bedroom 3	6.00m x 5.49m	19'7" x 18'0"
Bedroom 4	5.11m x 4.14m	16'9" x 13'7"
Bedroom 5	4.82m x 4.22m	15'10" x 13'10"



FLOOR PLANS

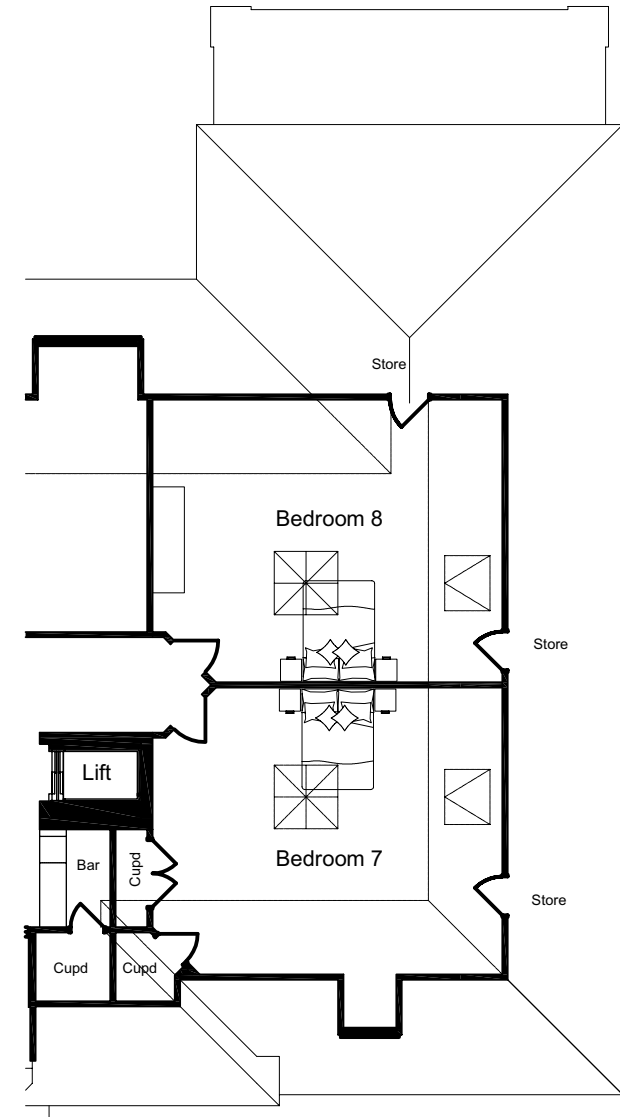
SECOND FLOOR

Games Room	10.82m x 6.58m	35'6" x 21'7"
Bedroom 6	5.38m x 4.22m	17'8" x 13'10"
Lounge	6.86m x 5.92m	22'6" x 19'5"



SECOND OPTION

Bedroom 7	6.58m x 5.38m	21'7" x 17'8"
Bedroom 8	6.58m x 5.31m	21'7" x 17'5"



COOMBE ESTATE

With Richmond Park to the north and Wimbledon Common to the north east, Coombe Hill is a prestigious and sought after private estate, conveniently located for the Royal Borough of Kingston Upon Thames town centre.

Home of the renowned Coombe Wood Golf Course, whilst also being easily accessible to the A3, the area, which was once wild woodland used for hunting and public fairs, now offers some of the most affluent and private roads, as well as excellent local amenities and schooling.

The A3 offers easy access into central London (10 miles) and both Gatwick and Heathrow airports via the M25 motorway, whilst local train stations include Kingston, New Malden and Norbiton – which provide frequent services to London Waterloo with its underground links throughout the city.

As well as the two golf courses, the area offers a wide range of recreational facilities including tennis clubs, squash clubs and is also within easy access of Kingston Gate for access to Richmond Park – an area of outstanding beauty offering a picturesque parkland setting, ideal for picnics and dog walking. Theatres at Wimbledon and Richmond are also popular alternatives to the West End, together with an excellent choice of restaurants.



KEY FACTS

Schools

- Coombe Girls School
- Kingston Grammar School
- Marymount International School
- The Tiffin School
- Rokey School
- The Holy Cross School

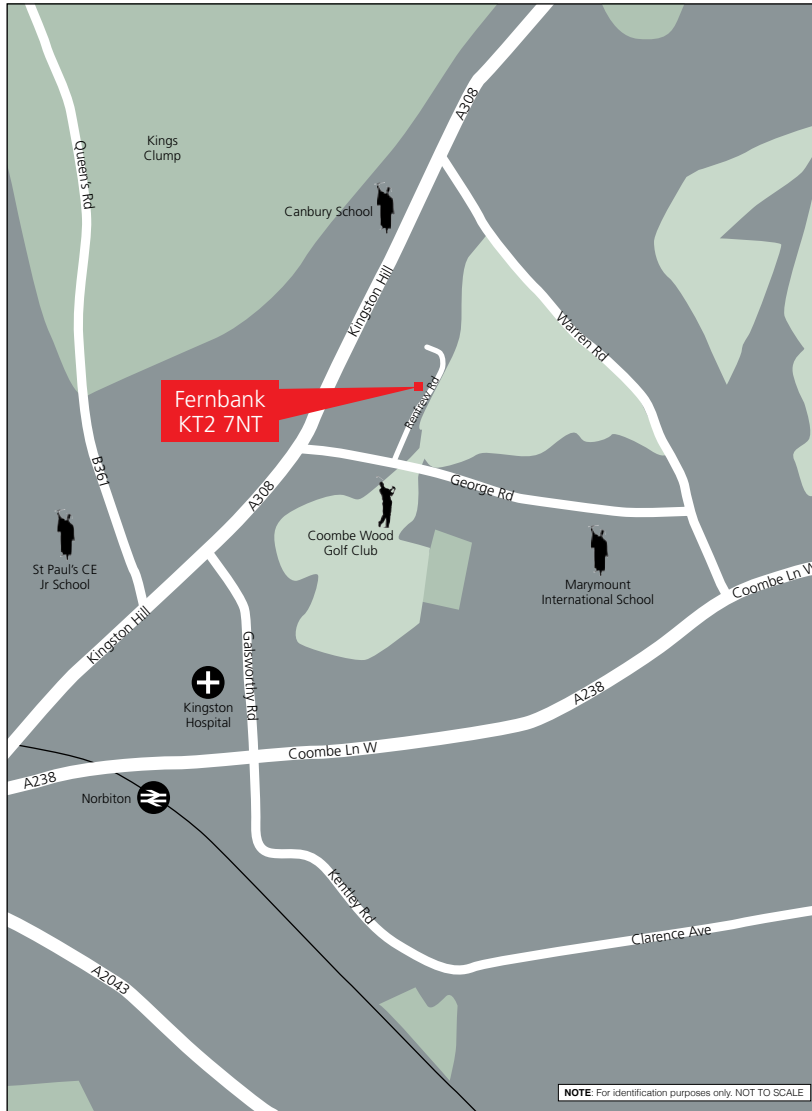
Leisure

- Richmond Park
- Coombe Hill Golf Course
- New Wimbledon Theatre

Travel

- Kingston Train Station, 1.5 miles
- Norbiton Train Station, 1 mile
- Heathrow, 40 minutes
- M25, 20 minutes





RESERVATION

To reserve the property we require a reservation fee of £10,000 made payable to Octagon Developments Limited, together with the name and address of your solicitor. Upon exchange of contracts, 10% of the purchase price is payable, less the reservation fee. Balance of the purchase money is payable on legal completion.

LABC

The properties are independently surveyed during construction by the Local Authority Building Control who will issue their ten year warranty certificate upon satisfactory completion of the dwelling.

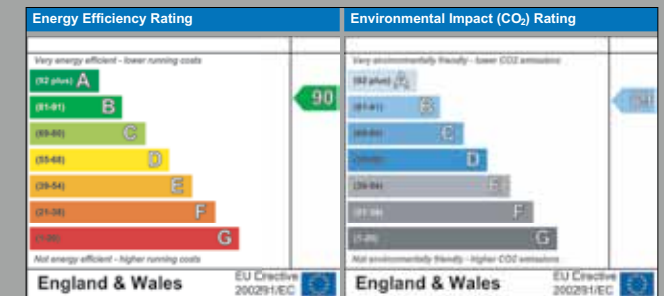
MAINTENANCE

Octagon have their own maintenance department and inspect the property approximately six months after the purchase and attend to any remedial work that is deemed necessary.

SUBJECT TO CONTRACT

All particulars in this brochure, including the illustrations of the houses and their gardens, are for guidance only as it may have been necessary to introduce some alterations to these or their specification since publication. This brochure therefore cannot form any part of the contract or be taken as an indication of warranty or guarantee on the properties.

PREDICTED EPC



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