



PROPERTY OF THE MONTH

Setting new standards

Classic and contemporary fuse faultlessly on The Coombe Estate



KYLEMORE HOUSE is T&L's Property of the Month for March. It is a breathtaking detached new build house with automated wrought iron gates, and the architect - Gary Hoban RIBA - blends classic Georgian elegance with contemporary style and functionality. The house lies in exclusive Warren Cutting in The Coombe Estate between Wimbledon and Kingston, and is surrounded the beauty of Richmond Park and Wimbledon Common. The prestigious Coombe Hill Golf Club is a moment's walk away.

bedrooms. The dressing room is fitted with bespoke handpainted wardrobes and units designed by Richard Baker. Up on the second floor are three further bedrooms and two more bathrooms. And linking the floors is the most elegant staircase. Outside are fully enclosed gardens and sun trap terraces and a dedicated putting green. **tsi**

Kylemore House is for sale at £8.5m through Coombe Residential (020 8947 9393 www.coomberesidential.com) and through Savills Wimbledon (020 8947 8111 www.savills.co.uk).



Inside, on the ground floor, five spacious reception rooms provide extensive entertaining space and include an orangery/media room with a cinema projector and a 65" LED Samsung TV recessed into bespoke media cabinetry. There is also a swimming pool and gym. The large kitchen is designed by David Linley in walnut and granite. The first floor features the signature area, namely the master bedroom with sitting/bath/dressing room and two additional bathrooms and

PLUS

- Interior Design by Debbie Beaumont; AV by Sevenoaks; Landscape by Caroline Crawford Design
- Double garage
- Staff/guest flat with kitchen, living room, double bedroom and en suite
- A energy rating - only 0.01% of homes have this plus rainwater harvesting system
- Nearby schools: Marymount International, Rokeby and Holy Cross