

HENLEY DRIVE

COOMBE • KT2



CONCEPT DEVELOPMENTS







RELAX. YOU'VE FOUND YOUR PERFECT HOME.

Henley Drive presents Hazelwood and Woodhaven; two stunning detached houses situated in the highly desirable area of Coombe. This historic, esteemed collection of private roads within the Royal Borough of Kingston-upon-Thames is nestled between Wimbledon Common and Richmond Park.

This tranquil, tree-lined road is within easy reach of the restaurants, shops and bars of Kingston-upon-Thames, Wimbledon, and Richmond.

Each luxuriously appointed home has been meticulously designed for modern family living. Step inside and you'll find light and airy living spaces, striking fixtures and fittings and a superb quality finish.

Concept Developments take great care to create designs that bring together the best of classic and contemporary style. Our dedicated interiors company, Concept Interiors bring a unique touch of luxury to all our homes with sophisticated and beautiful designs, featuring stylish and on-trend interiors.

Both properties have a 10 Year Warranty.



CONCEPT DEVELOPMENTS







WELCOME TO YOUR NEW HOME.

A TIMELESS CONTEMPORARY CLASSIC, WHERE THE BEAUTY IS IN THE DETAIL.

From the first steps into these beautiful homes the flawless interiors and impeccable attention to detail is unmistakable. The ground floor forms the hub of the family home, comprising an impressive open-plan kitchen with a breakfast bar, dining area and family room with bi-folding doors out onto the terrace and garden, offering the best in everyday family living.

The living room is situated to the front of both houses providing the perfect space for formal entertaining or a cosy night in; Hazelwood has a study and separate utility room, whereas Woodhaven includes an integral garage and utility room. A guest cloakroom off the entrance hallway completes this floor.

On the first floor is the master bedroom, complete with an en-suite bathroom and private dressing room with views of the garden. At Hazelwood two further double bedroom suites make up the rest of this floor, whilst a fourth and fifth bedroom with a shared family bathroom are found on the second floor. At Woodhaven three further bedrooms (two en-suite) accompany the master, whilst a fifth bedroom, shared shower room and media room or study are located on the second floor.

Both houses feature a block paved drive with LED lighting to the front porch, automatic dusk till dawn lighting sensors, and private south-east facing gardens laid with RHS Chelsea Flower Show Multi-Award Winning Easigrass.

A HARMONIOUS BALANCE BETWEEN AN EXCITING COSMOPOLITAN LOCATION AND A MORE TRANQUIL WAY OF LIFE.

Coombe is a relaxed, family friendly residential area at the top of Kingston Hill. Located just 10.8 miles from Central London and surrounded by acres of parkland; Hazelwood and Woodhaven are perfectly placed to enjoy the best of suburban family life.

ALL THE BEAUTY AND CHARM OF AN HISTORIC TOWN, KINGSTON UPON THAMES IS THE PERFECT PLACE TO ENJOY ALL ASPECTS OF LIVING.

Kingston Town Centre is just moments away, where you will find an array of prestigious well known stores, stylish boutiques and quirky independent shops. This historic market town is not only home to the Bentall Centre with over 75 shops, it also still boasts a bustling market which is host to many artisan food and independent stalls. Food enthusiasts can find many riverside restaurants including CAU, Bills, and Côte, whilst the Rotunda houses a collection of restaurants and bars, an impressive 14 screen Odeon cinema and TenPin bowling Alley. Still have energy? David Lloyd Leisure can also be found in The Rotunda offering its members cutting edge-gym equipment, personal trainers, a pool, wet spa, and fitness classes.

Wimbledon Village is only 2.6 miles away from Henley Drive and is home to a number of boutique shops and popular high street brands; a variety of cafes, bars, restaurants and gastropubs; and the world famous All England Tennis Club.

Richmond Park, the largest of the capital's eight Royal Parks provides 2,500 acres of natural beauty and is home to herds of Red and Fallow deer.

There are also eight Golf Clubs within a 4 mile radius, including the prestigious Coombe Hill Golf Club just 0.7 miles away.

Wimbledon Village Stables and Stag Lodge offers riding lessons and hacking on Wimbledon Common and Richmond Park is situated close to Henley Drive, offering residents a taste of true country life.

Education

Coombe, Kingston and Wimbledon are home to a wealth of schools catering to all ages, including independent, state, and international schools. There are also private school buses serving schools slightly further afield.

London's world renowned higher educational establishments are within easy reach of Henley Drive. Kingston University London, which has been rated among the top fifteen per cent of institutions in the globe in the prestigious QS World University rankings, is just 3 miles away.



Richmond Park



Wimbledon Town Centre



The Bentalls Centre, Kingston

THE BEST OF LONDON AND
SURREY ON YOUR DOORSTEP.



Situated at the top of Kingston Hill, Coombe is a tranquil and leafy collection of private residential roads nestled between Wimbledon Common and Richmond Park, just 10.8 miles from the centre of London.

Hazelwood and Woodhaven are 1.6 miles away from Norbiton Mainline Station, offering frequent services into London Waterloo from under 30 minutes. The A3 and M25 are 0.8 and 13.2 miles away respectively, offering easy access by road into London or further afield to explore the surrounding Surrey countryside and beyond.

RICHMOND PARK:	2.2 MILES
KINGSTON-UPON-THAMES:	2.4 MILES
WIMBLEDON VILLAGE:	2.6 MILES
HAMPTON COURT PALACE:	4 MILES
KING'S ROAD, SW3:	7.3 MILES
WESTFIELD LONDON:	8.2 MILES
KNIGHTSBRIDGE:	8.6 MILES
HEATHROW AIRPORT:	10.8 MILES
BOX HILL:	13.9 MILES

Hampton Court Palace



Southbank London







The essence of the interior style at Henley Drive is modern yet elegant; blending contemporary finishes, luxury living and stylish comfort. Calming modern tones of grey are sympathetically combined with striking polished and brushed metals.

Each area flows smoothly through to the next and the feeling of light and space is enhanced by luxurious floor finishes and glass balustrades, all set off wonderfully by dimmable LED downlighting.

In the bathrooms, on-trend feature tiles and mosaics complement the beautifully appointed sanitary ware and fittings by high end brands such as Duravit, Keuco & Vado.

HAZELWOOD, 31 HENLEY DRIVE



Ground Floor

Kitchen/Family/Dining Room 9.04m x 4.22m (29'8 x 13'10)

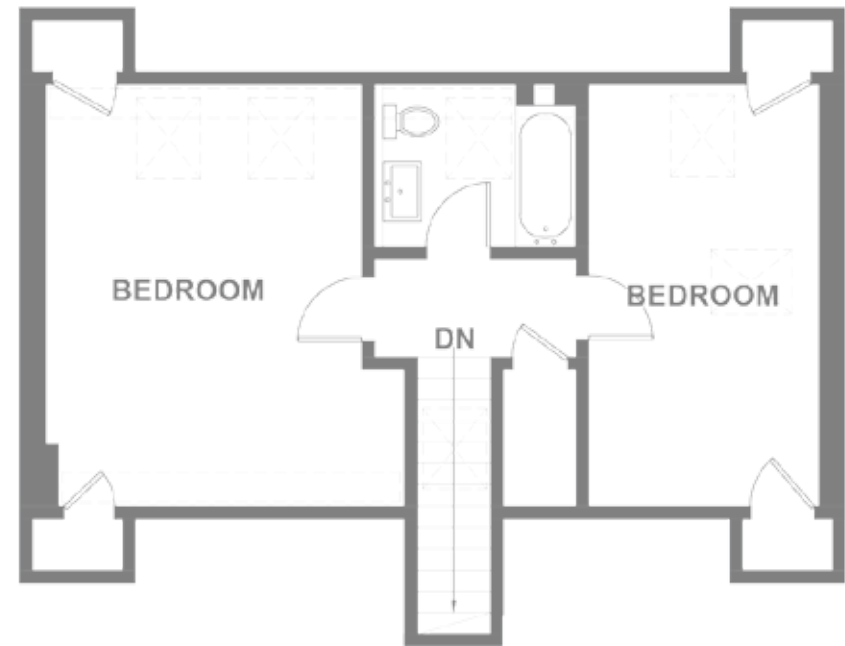
Reception Room 5.09m x 3.72m (16'8 x 12'2)





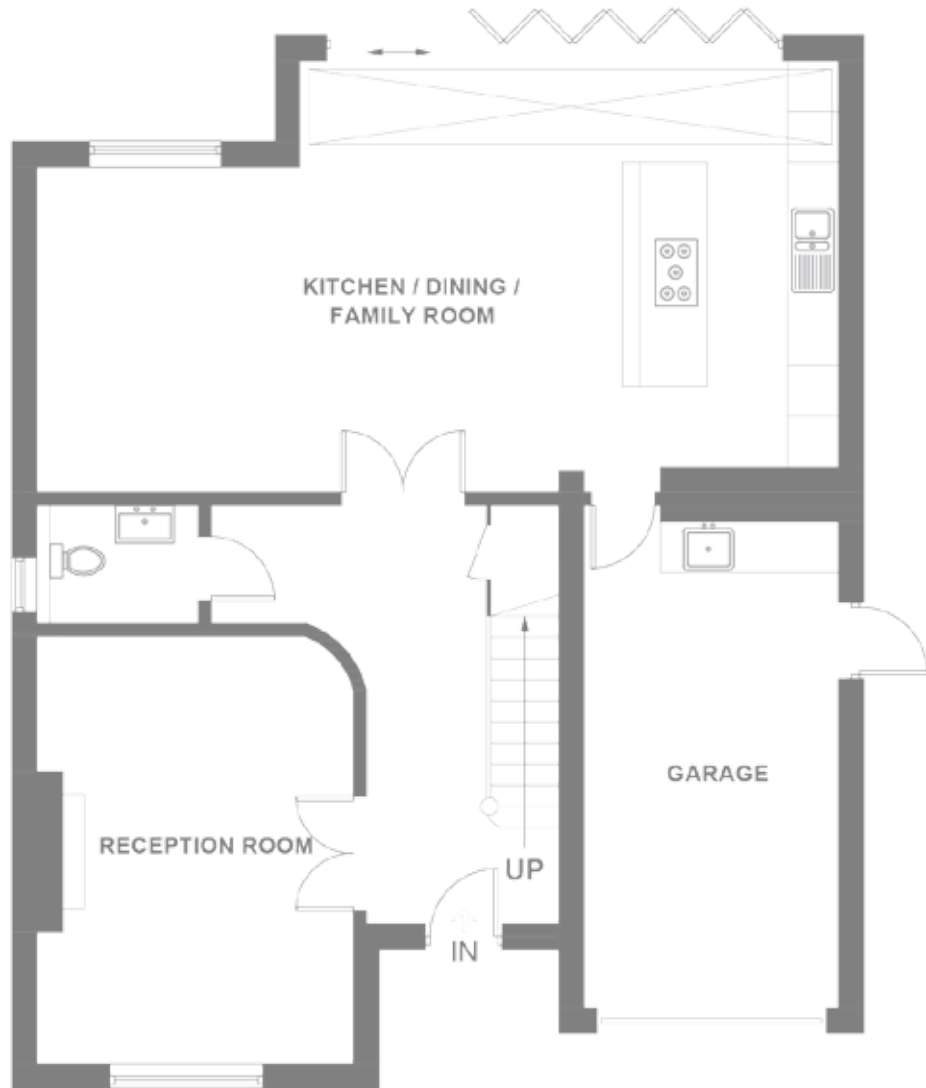
First Floor

Bedroom	3.92m x 3.72m (12'10 x 12'2)
Dressing Room	3.72m x 2.09m (12'2 x 6'10)
Bedroom	3.69m x 2.67m (12'1 x 8'9)
Bedroom	3.43m x 2.90m (11'3 x 9'6)




Second Floor

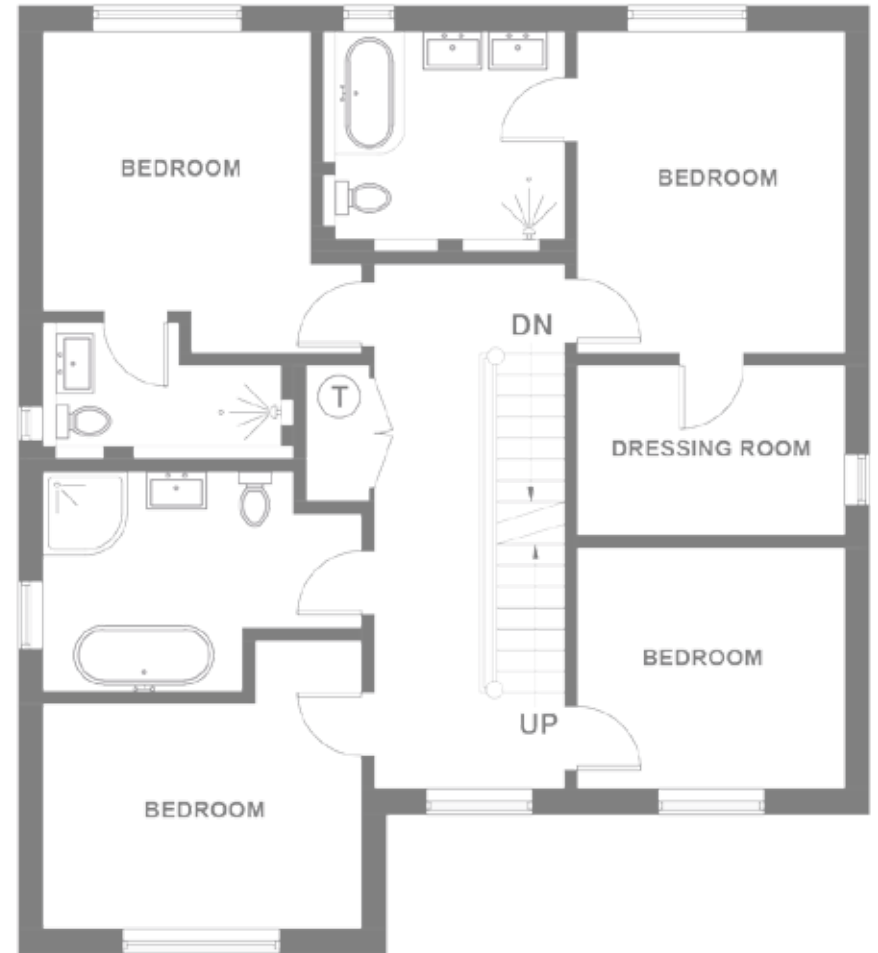
Bedroom	4.96m x 3.72m (16'3 x 12'2)
Bedroom	4.96m x 2.70m (16'3 x 8'10)



Ground Floor

Kitchen/Family/Dining Room	9.47m x 4.78m (31'1 x 15'8)
Reception Room	5.03m x 3.76m (16'6 x 12'4)
Garage	5.94m x 3.00m (19'6 x 9'10)

 = Reduced headroom below 1.5m / 5'0



First Floor

Bedroom	3.89m x 3.23m (12'9 x 10'7)
Bedroom	3.81m x 3.15m (12'6 x 10'4)
Dressing Room	3.20m x 1.98m (10'6 x 6'6)
Bedroom	3.23m x 2.82m (10'7 x 9'3)
Bedroom	3.76m x 2.64m (12'4 x 8'8)

WOODHAVEN, 30 HENLEY DRIVE



Second Floor

Bedroom	4.52m x 3.02m (14'10 x 9'11)
Bedroom	3.73m x 3.48m (12'3 x 11'5)
Store Room	3.10m x 2.57m (10'2 x 8'5)



SPECIFICATION

KITCHENS

- Bespoke contemporary design
- Stone Worktops
- Peninsula Breakfast Bar
- LED linear lighting under cabinets and breakfast pendant lighting over peninsula/island
- Range of Neff integrated appliances including:
 - Flexinduction Hob
 - Single Oven
 - Combi Oven with Microwave
 - Fridge/Freezer
 - Dishwasher
- Wine Cooler
- Quooker instant boiling water tap

BATHROOMS, SHOWER ROOMS & WC

- Sanitaryware including Bette, Duravit, Keuco & Vado
- Fully tiled walls in wet areas with porcelain tiles
- Porcelain tiles to floors
- Thermostatically controlled towel rails

- Underfloor heating to Ground and First Floor
- Shaver Points
- Vanity unit with integrated mirror
- Automatic light on entry (WC only)

FLOORING

- Carpet to bedrooms, stairs and landing
- Carpets to living room and study
- Tiled floors to bathrooms, shower rooms and WC
- Tiled floors to entrance hall and kitchen
- Timber laminate flooring to family/dining room

GENERAL FINISH

- All doors are high quality and heavy weight for durability
- Polished, satin chrome door furniture
- Stairs with glass balustrades and timber handrail
- Stepped cornice to main areas





PLUMBING AND HEATING

- Thermostatically controlled underfloor heating to ground & first floor areas
- The remainder of the property is heated by thermostatically controlled radiators
- Thermostatically controlled towel rails
- Energy efficient gas fired boiler

ELECTRIC AND AUDIO VISUAL

- Satin stainless steel faceplates to switches and light switches
- LED lighting in all living areas
- TV points in TV distribution system to all bedrooms and reception rooms
- Pre wired for Sky TV
- Wireless access point
- Pre wired for multi room audio speakers in kitchen/family room, living room & master bedroom
- Pre wired for Sonos/audio system
- Pull and draw system in living room (allows future upgrades & maintains hidden cables)
- Pre wired for garden lighting

EXTERIOR

- Automatic LED 1 lighting on dusk till dawn sensor
- LED light to front porch
- LED wall lights to rear garden
- Front paths block paved in grey paviments
- Exterior double socket to front (and rear in Plot 2)

GARDEN

- Acoustic garden fence
- RHS Chelsea Flower Show Multi-Award Winning Easigrass

GARAGE (PLOT 2 ONLY)

- Automatic lighting upon entry to garage
- Mains power point
- Utility area
- Access to rear garden

All information provided above is in good faith. We as developer retain the right to change the specification at our discretion

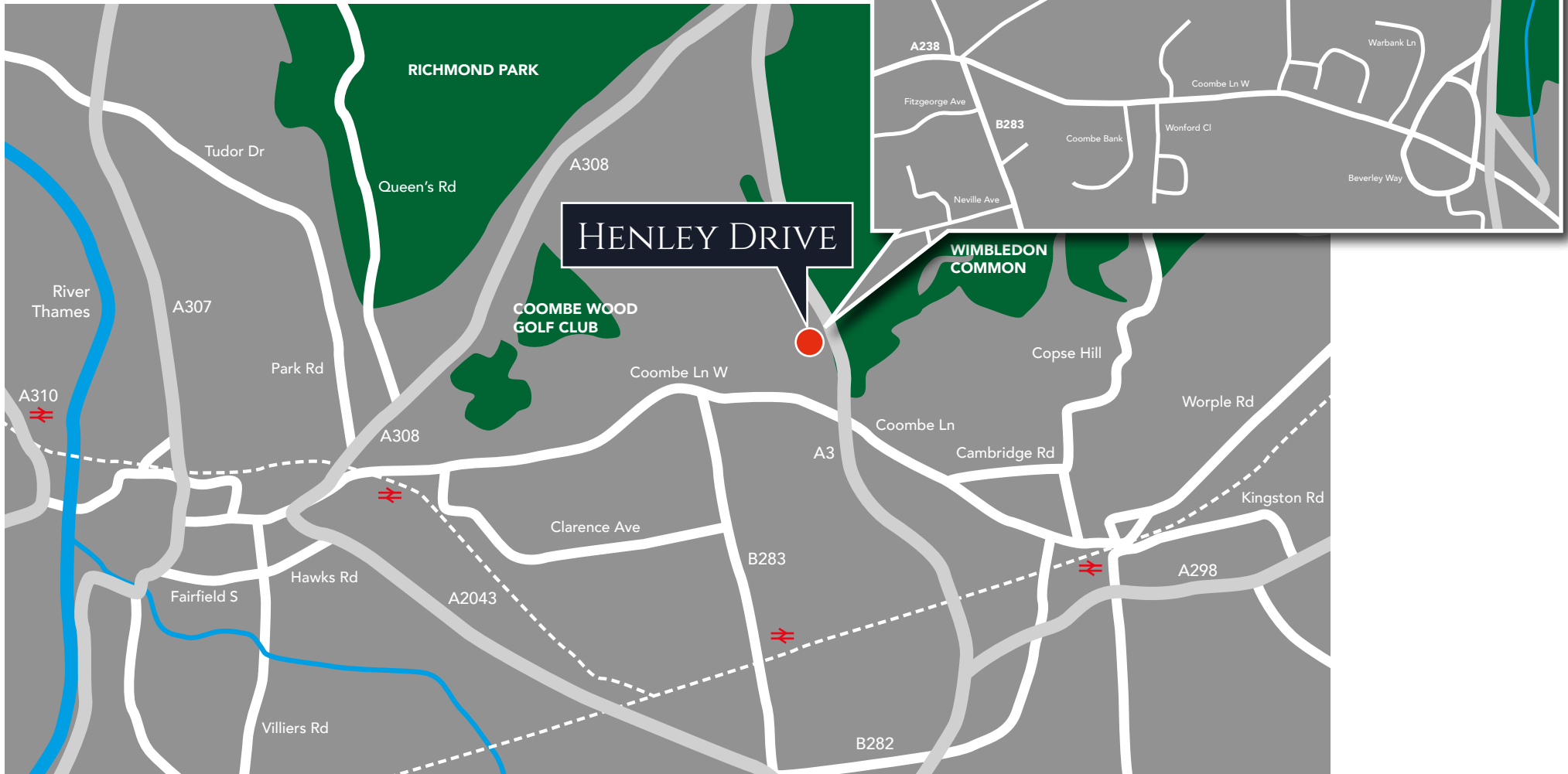
SITE PLAN



LOCATION

HAZELWOOD
31 Henley Drive
Coombe
KT2 7EB

WOODHAVEN
30 Henley Drive
Coombe
KT2 7EB



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