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Real Estate & Property

Great homes in Coombe, a hidden gem



The six-bedroom Laurel Grove located in the heart of the Coombe Hill Estate.

Investors looking for properties in the UK capital have a chance to buy some of the finest homes in Coombe, a beautiful wooded area with plenty to do nearby and within easy reach of central London

When asked about Coombe, few Londoners will be able to tell you where it is. Yet, this leafy South West London neighbourhood is home to some of the wealthiest people in the capital. This beautiful area, whose springs were once the main water supply to Hampton Court Palace, has all the attractions of a place in the country, with a nearness to London that is invaluable to the busy professional.

The latest new-build house to be released in the area is Laurel Grove located in the heart of the Coombe Hill Estate. This six-bedroom, 12,000-sq-ft house by the multi-awarding winning Q Developments features a bespoke kitchen by the internationally renowned furniture designer Linley; 13-m pool with a sauna; a gym; cinema room; wine cellar; and a separate one-bedroom staff apartment.

The interiors reflect those of a prime central London townhouse – and outside is the large garden synonymous of houses in Coombe. State-of-the-art home technology, Italian marble en-suites, and hand crafted oak flooring and bespoke joinery are just some of the other standout features, while the views towards Richmond Park, Wimbledon Common, and across the adjacent Coombe Hill Golf Course are to be admired.

It is on sale with Savills Wimbledon and Coombe Residential for £9.95 million (\$15 million).

“You will struggle to find a master bedroom that is so close to the boundary of the golf course,” says Hani Madanat, director at local estate agency Coombe Residential. “To wake up in the morning with that double aspect view is just amazing.”

Q Developments are set to launch a second house, Asquith House, in the spring. The property neighbours Laurel Grove and is of equal size and grandeur.

The most expensive house on the market in Coombe is Cedar Court, a 12-bedroom, 14,508-sq-ft Grade II listed period house on Coombe Hill Road, offered by Knight Frank Wimbledon for £14 million (\$21.21 million).

Other houses of the super-prime ilk include Soames House, a 10-bedroom, 12,500-sq-ft neo-Georgian house, on with Savills for £12 million (\$18.18 million); and an eight-bedroom, 10,000-sq-ft house on The Drive, being sold by Sotheby’s Cobham for £10 million (15.15 million).

“Coombe has a lot to offer the London buyer. In addition to excellent local schools, the London buyer is getting more space, a larger garden, and a much a quieter existence,” says Clive Moon, head of the Wimbledon office at Savills.

“Coombe is surrounded by some of the finest golf courses London has to offer and you’ve got easy access to Richmond Park and Wimbledon Common. You can also be in Battersea and central London quickly using the A3. There is definitely more value for money than other prime locations in South West London.”



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Indeed, the area is very much a hidden gem with period homes, large detached properties built between the wars and modern mansions concealed behind a network of tree-lined streets. Access to many roads is restricted to only residents and their guests, which not only enhances Coombe's privacy but also makes the area extremely secure.

Despite Coombe's rural surroundings, Knightsbridge is still less than eight miles away for a shopping trip to Harrods and the flagship stores of the world's leading luxury brands, as is Westfield London shopping centre in Shepherd's Bush.

If a short trip is what you're after, there is excellent shopping at the historic town centre of Kingston upon Thames, which is only a 10-minute drive.

According to Hani, Coombe is home to a variety of people: financial and medical backgrounds, self-made business men, royalty, artists and theatre, and other walks of life who have moved into the area for the lifestyle. "We tend to get buyers who are moving out of Kew, Richmond and Wimbledon," says Hani.

Hani adds: "In recent years, Coombe has generated more international buyers than ever before and the dynamics of the immediate community are changing rapidly."



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