



ASQUITH HOUSE

COOMBE ESTATE, LONDON

Discover the Exceptional



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A stunning new-build home developed to an exacting specification, Asquith House provides a statement address and lifestyle in the seclusion of the Coombe Estate only 30 minutes from Central London.



Designed and constructed by Q Developments whose most recent London home won What House? Awards'

Best Luxury House
Best Interior Design
Best Architecture



DISCOVER

the exceptional





ASQUITH HOUSE

COOMBE ESTATE, LONDON

- 12,000 SQ FT
- 0.6 ACRE LANDSCAPED GARDENS
- 7 BEDROOMS
- FORMAL AND INFORMAL RECEPTION ROOMS
 - BESPOKE DAVID LINLEY KITCHEN
 - AIR CONDITIONING
- INTEGRATED A/V & SECURITY SYSTEMS
- 14M INDOOR SWIMMING POOL, SAUNA, FITNESS SUITE
- ENTERTAINMENT ROOM, WINE CELLAR, GAMES ROOM
 - GOLF COURSE VIEWS
- PRIVATE ESTATE WITH TWO PRIVATE GOLF COURSES AND THREE EXCEPTIONAL INDEPENDENT SCHOOLS



LIGHT & SPACE
to live in luxury







CRAFTED STORY

hidden ingredients



A LINLEY Kitchen is the result of exceptional craftsmanship, meticulous attention to design and detail and a commitment to use only the finest materials available. We are delighted to work with Q Developments on this project, a company that shares the values that LINLEY is proud to uphold.

Linley.

David Linley,
Founder and Chairman of LINLEY









PERFECTLY REFINED

relax and unwind







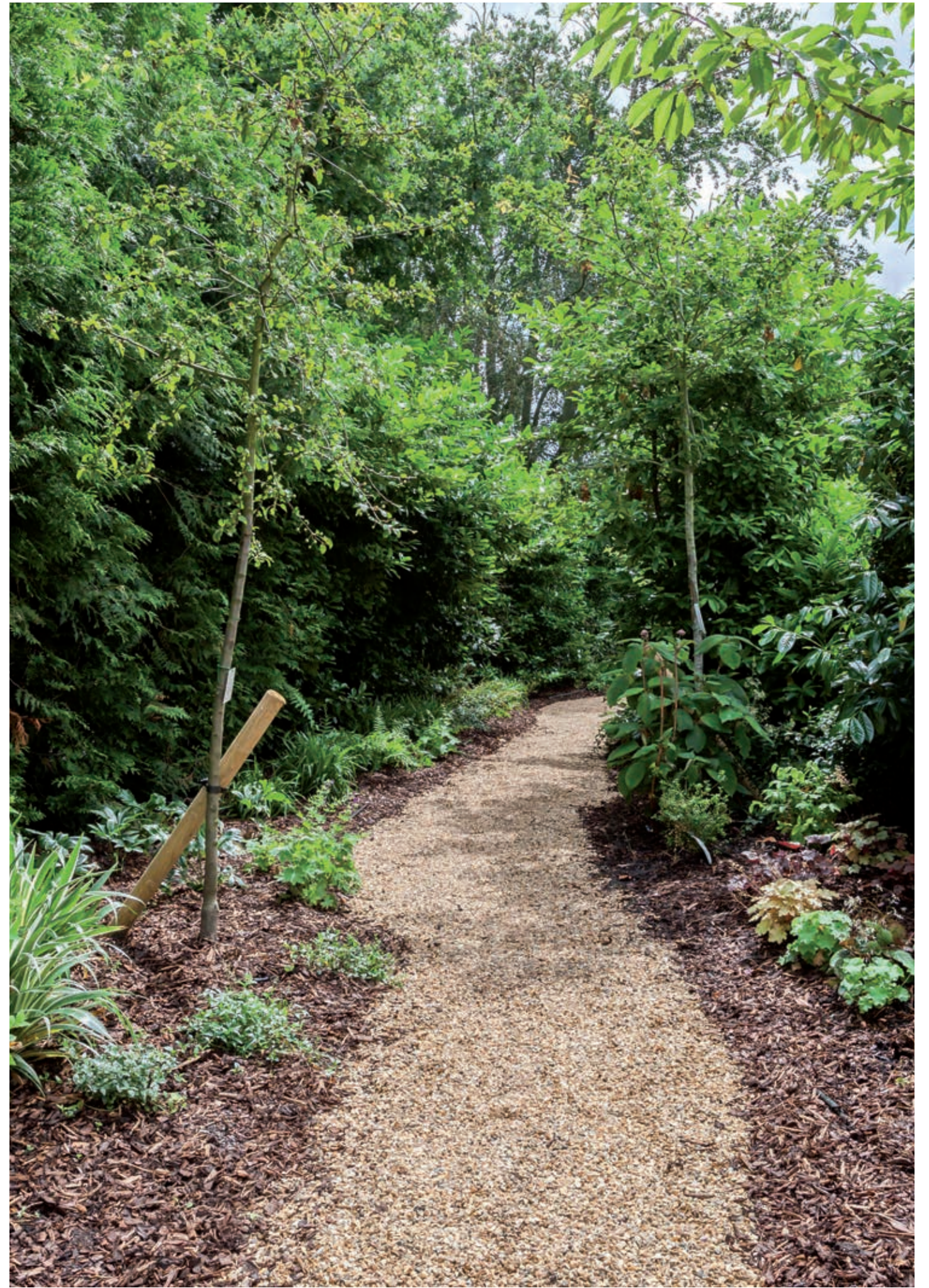




EXCELLENCE

from every point of view







GROUND FLOOR

DRAWING ROOM
7.42m x 10.18m (24'4" x 33'4")

DINING ROOM
5.58m x 4.58m (18'3" x 15')

KITCHEN/FAMILY ROOM
10.69m x 10.00m (35' x 33'9")

STUDY
4.58m x 4.51m (15' x 14'9")

GARAGE
6.02m x 9.06m (19'1" x 29'8")



LOWER
GROUND
FLOOR

ENTERTAINMENT ROOM
6.51m x 6.73m (21'4" x 22'1")

GYM
4.76m x 3.62m (15'7" x 11'10")



LEVEL ONE

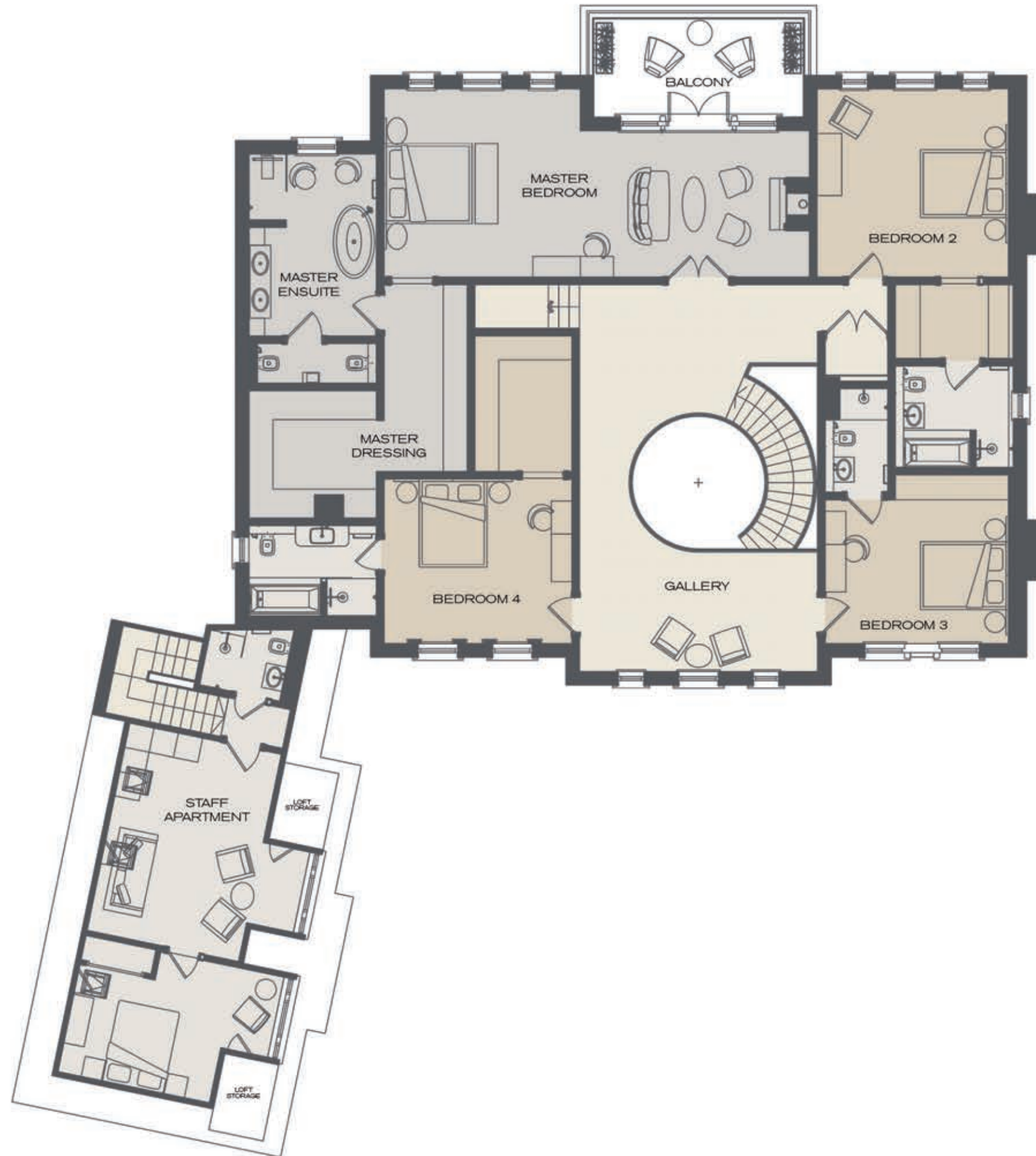
MASTER BEDROOM
4.59m x 10.32m (15'0" x 33'10")

BEDROOM 2
4.78m x 4.59m (15'8" x 15')

BEDROOM 3
4.58m x 3.51m (15' x 11'6")

BEDROOM 4
4.01m x 4.58m (13'2" x 15')

STAFF
3.38m x 5.16m (11'1" x 16'11")



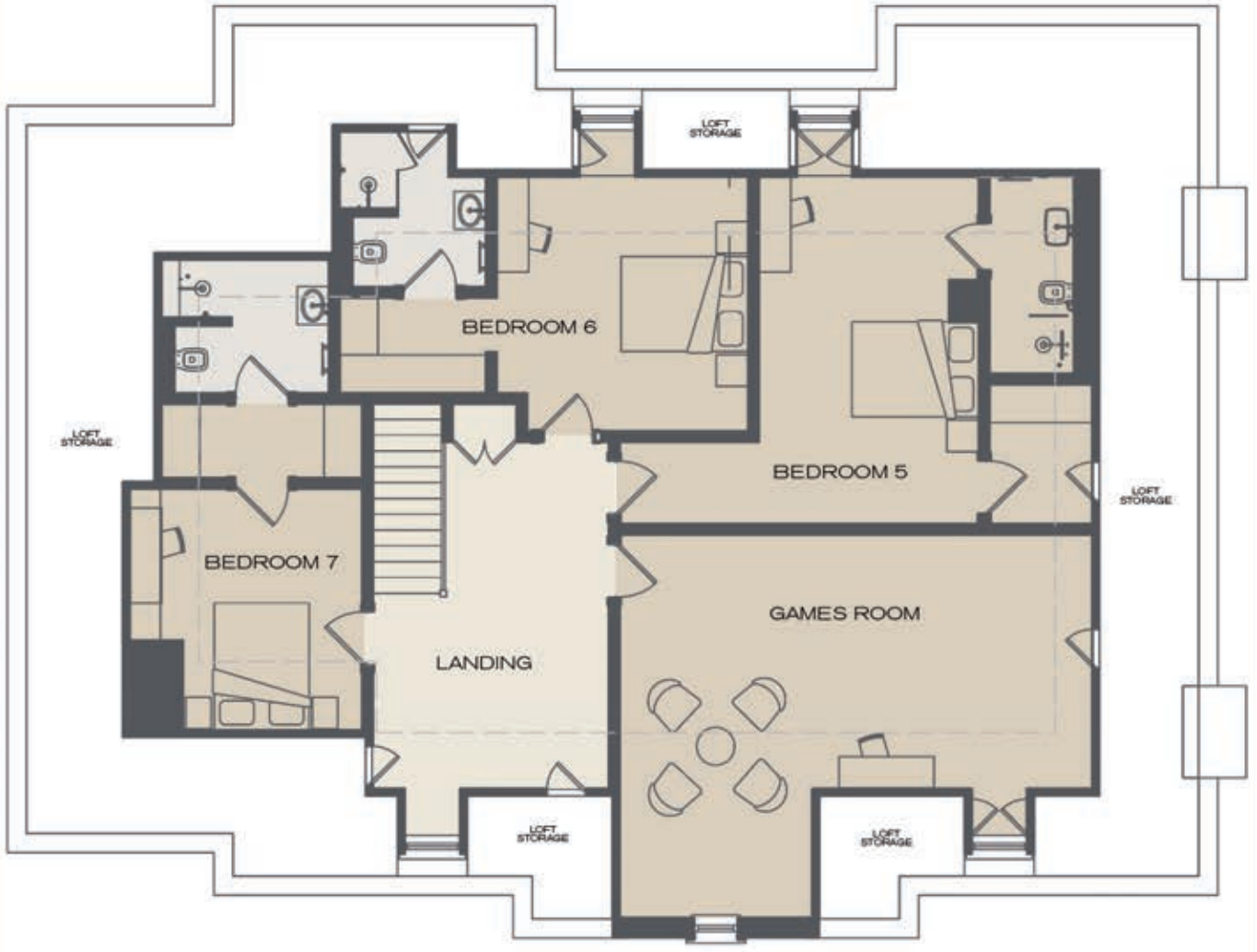
LEVEL TWO

BEDROOM 5
5.51m x 3.50m (18'1" x 11'5")

BEDROOM 6
4.00m x 4.05m (13'1" x 13'3")

BEDROOM 7
3.84m x 3.69m (12'7" x 12'1")

GAMES
7.49m x 5.54m (24'6" x 18'2")



SPECIFICATION

CONSTRUCTION

- Solid concrete floors and solid concrete block walls
- Reinforced Caltite waterproof concrete basement with secondary drained cavity membrane waterproofing system
- High Performance full-fill cavity wall and roof insulation to reduce energy consumption
- Handmade bespoke clay bricks, reconstituted limestone features and heritage clay tiled roof

FIXTURES & FITTINGS

- Bespoke handmade kitchen designed and installed by David Linley and Co
- Energy efficient timber double glazed windows and external doors, by Mumford & Wood
- Hand crafted hardwood internal doors and screens by Longden Doors
- High performance, low energy dimmable LED downlights throughout by Or luna
- Double plasterboarded ceilings throughout with coffer detail to Drawing Room, Dining Room and Master Bedroom
- Bespoke hand crafted joinery
- A selection of high specification flooring throughout including marble, limestone, oak and velour carpets
- High quality tiling of natural stone, porcelain, mosaic with full marble to master suite
- European sanitaryware
- Grand sweeping stone staircase

COMFORT & PERFORMANCE

- Underfloor heating throughout integrated with Crestron home control system, controllable via keypads or supplied ipads
- Whole house mechanical ventilation with energy saving heat recovery
- Comfort cooling to Master Bedroom, Bedroom 2, Pool area, Gym and Entertainment Room
- Temperature controlled Wine Store
- Building Maintenance System controlling underfloor heating and cooling via wall mounted thermostats or via ipad controls
- Energy saving measures include Photovoltaic panels on the roof to generate electrical energy which is fed back into the house's electrical distribution
- Sprinkler system for lawn and flower beds using water from underground rainwater harvesting tanks
- Softened water to all taps using exclusive HydroMAG system
- Utility Room with fully integrated washing machine and dryer

AUDIO-VISUAL / ENTERTAINMENT

- Lutron Homeworks QS Lighting Control system with Crestron interface
- Crestron custom whole house Audio System operable via 7" in wall touch panels or supplied ipads with Bowers & Wilkins Kevlar in-ceiling speakers
- LED Flat Screen TVs to Swimming Pool, Gym, Media Room, Kitchen, Family Room, Drawing Room, Master Bedroom & ensuite, with SKY/ Crestron interface controllable via touchscreen or ipads
- Innovative swimming pool heating & cooling by Heatstar environmental control unit for air temperature, ventilation and pool water temperature control
- High specification pool operation with Blue Lagoon ultraviolet automatic purification unit and an integrated recessed automated pool cover
- Bespoke Swedish design-inspired sauna

EXTERNAL SPECIFICATION & LANDSCAPING

- Landscape design by award winning Fisher Tomlin & Bowyer
- Fully irrigated lawn & mature evergreen planting
- Triple Garaging
- Bonded gravel driveway
- Electronically controlled Penchard entrance gates
- Video entry access
- CCTV
- Secure access along private gated lane off Coombe Hill Road

CEILING HEIGHTS

- Lower Ground Floor – 2.6m
- Ground – 3.0m
- First – 2.6m
- Second – 2.4m

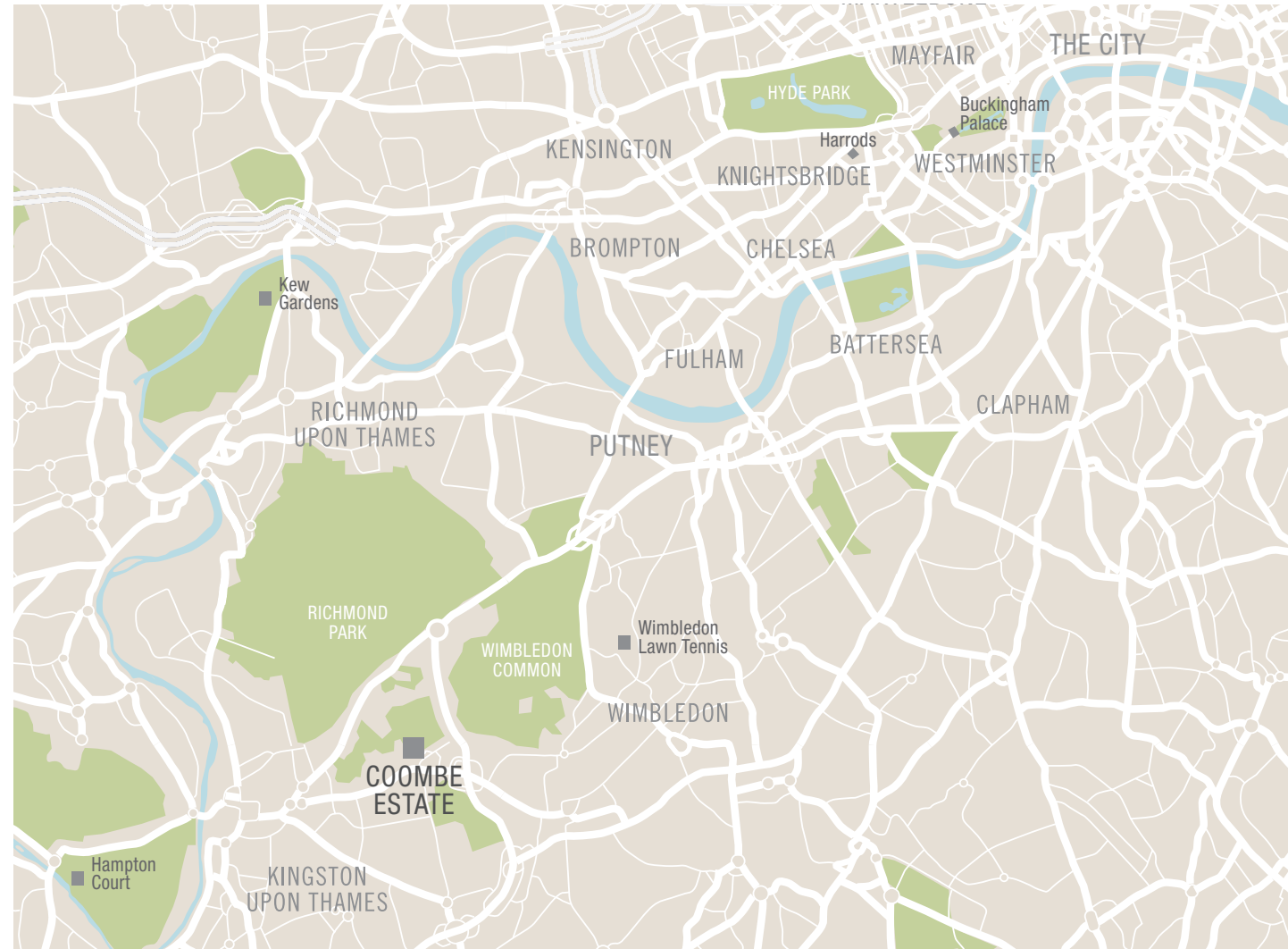


PARK LAND

5 minutes from Richmond Park
and Wimbledon Common

PARK LANE

30 MINUTES TO CENTRAL LONDON



PARK LAND

5 MINUTES TO RICHMOND PARK



PEACE

TRANQUIL LEISURE AND RELAXATION
ON YOUR DOORSTEP



PACE

SHOPS, RESTAURANTS AND BARS
AROUND THE CORNER

Q Developments is a highly respected London developer with an established track record.

- We specialise in high-calibre buildings in the best locations from single homes to multiple apartment developments.
- We believe that good design with a fresh direction can produce original and complementary buildings.
- We have won numerous awards, our previous schemes are recognised for setting new standards in the UK's housing sector.
- We deliver well built, well designed homes for modern living.

Awards

Laurel Grove – What House Awards 2015 gold medal for Best Luxury House in the UK



Previous Awards

New Homes Award: Best New Development

What House Awards: Best Small House Builder, UK

What House Awards 2012:

Best Interior Design,

Best External Architecture,

Best Luxury House



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