



**The Stables Beverley Lane, Coombe,
Beverley Lane, Coombe,
Kingston Upon Thames, KT2 7EE**

£5,000,000 Freehold

The Stables is a unique property formed by two linked properties. The main residence comprises of a recently built six bedroom family home offering accommodation close to 8,000 ft² (735 m²) arranged over four floors whilst. The adjoining thatched stables have been converted into three self-contained one and two bedroom apartments with a garage around the circular cobbled courtyard.

- Unique, Detached Property
- Double Integral Garage with Secure Parking
- Utility Room
- Living Room
- Home Cinema with Bar and Gym
- 6 Bedrooms
- Kitchen / Breakfast Room
- Large Dining Room
- Study
- Three self contained Annex Apartments

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Location

The property is well located with transport close at hand, offering local bus routes to Wimbledon and Raynes Park stations with regular train services into London Waterloo, while the nearby A3 provides access to major motorways.

The area is also well regarded for its sporting and recreational facilities as well as its choice of excellent schools in both the state and private sectors.

Description

The main residence comprises a formal drawing room, family room, dining/reception hall, study, cinema room with bar, gym, kitchen/breakfast/TV room, two utility rooms, basement shower room with steam room and a large studio to the second floor.

The Stables boasts charm and character throughout the property and can only be appreciated on an internal inspection. Beverley Lane is a quiet countrified lane within one of the exclusive residential estates of Coombe



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. Any intending purchaser must obtain confirmation of these facts from their solicitor.