

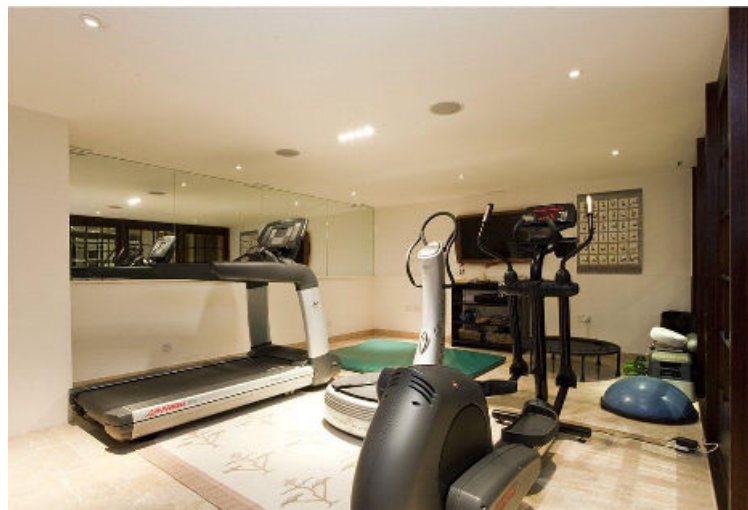
Beverley Lane,
Kingston upon Thames
KT2







Fabulous detached character house in Coombe Hill.



The Stables is a unique set of two properties linked together; the main residence comprises a recently built six-bedroom suite family home arranged over four floors with wide-open spaces on the ground floor. The thatched stables have been converted into three self-contained one and two-bedroom flats and a triple garage around the circular cobbled courtyard.

The main house has been meticulously designed to provide open and flexible space. Many rooms have a double aspect allowing for natural light to permeate the house. The property offers high spec technology features such as a Lutron Home system, air conditioning, underfloor heating and a central vacuum system.

Royal Borough of Kingston upon Thames

The guide price is available upon request

Freehold



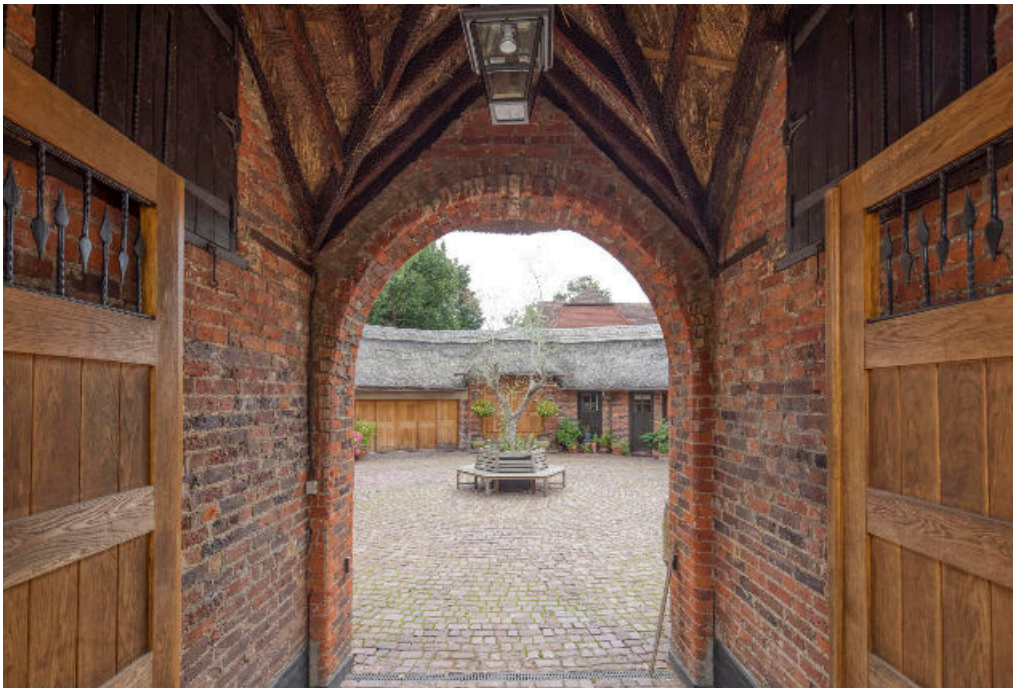
On the ground floor, open plan hallways lead to four principal reception areas with a spacious dining hall, an impressive family kitchen/ breakfast room, a study and an outstanding drawing and sitting room that flow together.

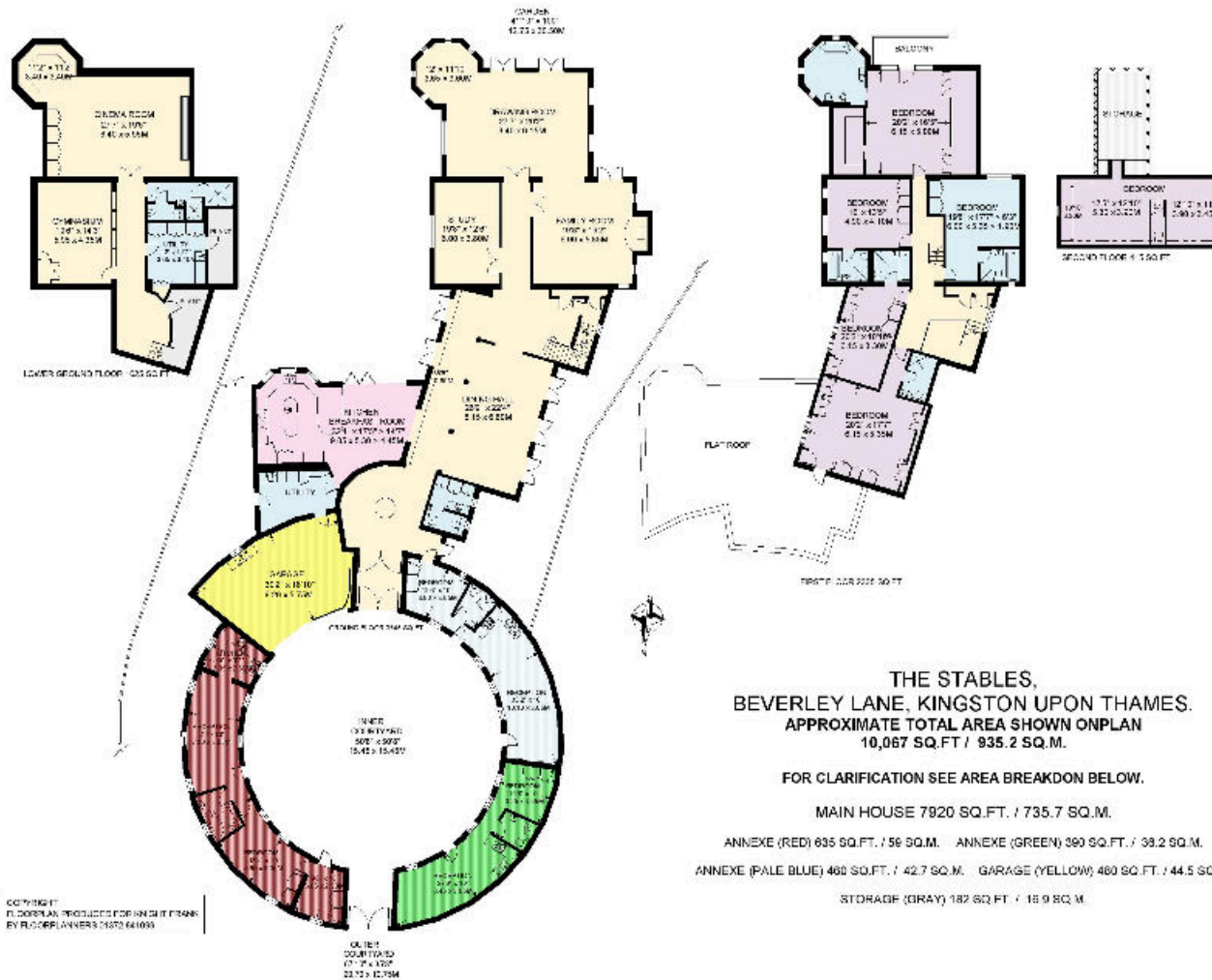
The first floor provides five bedrooms, all with en suite bathrooms, and a principal bedroom enjoying a stylish octagonal bathroom with a vaulted ceiling and a walk-in dressing room. There is also a spacious bedroom/playroom on the second floor.

In the basement, there is a spectacular cinema room with a bar, gym, steam/sauna, laundry room and plant room.



Beverley Lane is a quiet countrified lane within one of the exclusive residential estates of Coombe. There are numerous private, state and international schools. Several British Rail stations giving fast access to Waterloo and other mainline stations are easily accessible. The A3 trunk road offers access to the South and the West End. Heathrow and Gatwick airports are also within easy access.





**THE STABLES,
BEVERLEY LANE, KINGSTON UPON THAMES.
APPROXIMATE TOTAL AREA SHOWN ON PLAN
10,067 SQ.FT / 935.2 SQ.M.**

FOR CLARIFICATION SEE AREA BREAKDOWN BELOW.

MAIN HOUSE 7920 SQ.FT. / 735.7 SQ.M.

ANNEXE (RED) 635 SQ.FT. / 59 SQ.M. ANNEXE (GREEN) 390 SQ.FT. / 36.2 SQ.M.

ANNEXE (PALE BLUE) 460 SQ.FT. / 42.7 SQ.M. GARAGE (YELLOW) 460 SQ.FT. / 44.5 SQ.M.

STORAGE (GRAY) 182 SQ.FT. / 16.9 SQ.M.

COPYRIGHT
FLOORPLAN PROVIDED FOR INFORMATION BY
BY FLOORPLANNERS 21873 641093

Knight Frank
Wimbledon
81 High Street
Wimbledon SW19 5EG

We would be delighted to tell you more.

The Wimbledon sales team
020 8946 0026
wimbledon@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated [July 2021]. Photographs and videos dated [July 2021].

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.