



Beverley Lane, Coombe Hill **KT2**

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## The Property

Located in the prestigious Coombe Hill private estate, this unique well maintained eight bedroom detached character home offers over 6,000 sqft of accommodation and is set in secluded south facing grounds of 1.5 acres. Edmundsbury, built between 1927 and 1934, is a distinguished example of Blunden Shadbolt's architectural mastery. Shadbolt, influenced by Lutyens but celebrated for his unique style, was known for crafting homes with reclaimed materials, inglenook fireplaces, plank doors and leather drawstring latches. Edmundsbury's ancient bricks and timbers are believed to have been reclaimed from Hardwick House near Bury St Edmunds. Grade II listed, this substantial residence features striking recessed facades and adventurous chimney designs, standing as a testament to Shadbolt's inimitable legacy.

An impressive oak panelled reception hall sets the scene with a captivating galleried landing, leading to versatile living spaces. A full length triple aspect drawing room offers grand proportions, two stone fireplaces and views across the walled rose garden and grounds. There is also a rear aspect formal dining room with a beehive cowl fireplace adjacent to a family room with an inglenook fireplace and access to the south facing terrace, ideal for outdoor dining. To the front there is a spacious study with a fireplace, a utility room, an airing cupboard and a guest cloakroom. The sizeable Martin Moore designed kitchen breakfast room featuring an AGA with module, also offers access to the terrace through a side door and has a trap door to the wine cellar. Spread across the upper floors are eight well proportioned, bright and airy bedrooms with six bathrooms, including an impressive principal suite with a dressing room and en-suite marble bathroom with a bath and separate shower enclosure. There is also an abundance of eaves storage.

This enchanting residence is accessed through electric gates and is surrounded by extensive south facing grounds mainly laid to lawn and bordered with woodland, a large walled rose garden and plenty of off-street parking. Listed planning consent was granted to create an indoor swimming pool complex with a one bedroom self-contained annexe and an attached double garage. This could be re-instated, subject to the usual consents.





## Location

This beautiful property is located in the much coveted Coombe Hill, a private estate located between Wimbledon Common, Richmond Park and Kingston Hill, offering excellent access to Central London and London Heathrow & London Gatwick airports via the A3/M25 road network.

Coombe and Wimbledon are renowned for their commitment to educational excellence. The area boasts a world-class reputation for its schools with Marymount International, Rokeby and Holy Cross all in Coombe and Kings College School, Wimbledon High School, Putney High School, Wimbledon Common Prep and The Study Prep all within close proximity. These schools offer a top-tier education that attracts students from around the world, making the area a hub for academic achievement and intellectual growth.

This fabulous area is also home to a variety of sporting amenities with horse riding, cycling, the All England Lawn Tennis club and five golf clubs, including the prestigious Coombe Hill Club.

Wimbledon is the only London station with interchange between rail, Underground and Tramlink services. Transport links to central London are fast and frequent with regular services to London Waterloo (19 minutes). Other options are provided by the District Line and also Thameslink to London Blackfriars and London St. Pancras International for the Eurostar.

**Guide Price: £5,500,000**

**Tenure: Freehold**

**Local Authority: Kingston Upon Thames**

**Council Tax Band: H**

**EPC: E**







## Beverley Lane, KT2

Approximate Gross Internal Area = 542 sq m / 5834 sq ft  
(Excluding Voids)

Plus Eaves Storage = 34 sq m / 366 sq ft

Total = 576 sq m / 6200 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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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.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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