



Beverley Lane,  
Kingston Upon Thames **KT2**

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## The Property

This delightful two-storey character house is beautifully presented and quietly situated within the prestigious Coombe Estate, offering a perfect blend of timeless charm and modern elegance. Having been meticulously maintained, this home provides a warm and inviting atmosphere throughout, with generous living spaces ideal for both family living and entertaining.

A welcoming entrance hall with high ceilings leads into a formal living and dining room, flooded with natural light from windows on three sides. A few steps up from here takes you to a cosy snug/TV room, which seamlessly flows into the elegant Shaker-style kitchen/breakfast room, featuring a charming fireplace. This well-appointed kitchen is complemented by a large utility/boot room, as well as a spacious study, offering an ideal space for work or leisure. There is also an existing internal passenger lift which could easily be reinstated should a buyer require easier access to the upper floor.

The first floor is home to four well-proportioned and bright bedrooms, including an expansive principal suite with vaulted ceilings, a luxurious ensuite bathroom featuring both a bath and shower, and a separate dressing room. Bedroom two also enjoys an ensuite bathroom and excellent storage. The remaining two bedrooms share a stylish family bathroom. Externally, the property offers a low-maintenance garden and a lovely terrace area, accessible from the living room and perfect for outdoor gatherings. To the front, a private double garage provides ample storage, with additional parking space for two to three more cars.

**Guide Price: £2,500,000**

**Tenure: Freehold**

**Local Authority: Kingston Upon Thames**

**Council Tax Band: H**

**EPC: C**





## Location

This charming 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.





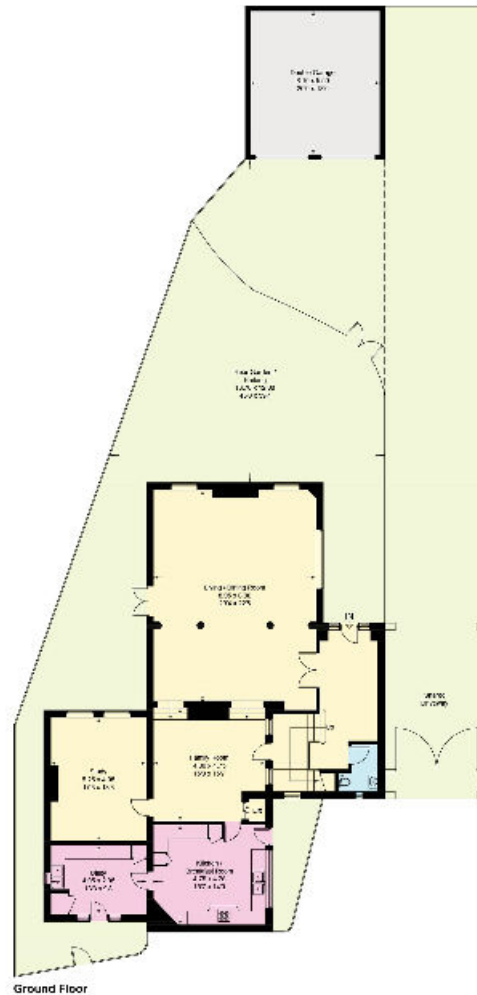













  
**Beverley Lane, KT2**  
 Approximate Gross Internal Area = 338.4 sq m / 3642 sq ft  
 (Excluding Reduced headroom / Eaves Storage)  
 Reduced headroom / Eaves Storage = 7.9 sq m / 85 sq ft  
 Double Garage = 33.5 sq m / 360 sq ft  
 Total = 379.4 sq m / 4087 sq ft



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.

Knight Frank  
 Wimbledon  
 58 High Street  
 Wimbledon  
 SW19 5EE  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more  
 Christopher Burton  
 020 3815 9417  
[chris.burton@knightfrank.com](mailto:chris.burton@knightfrank.com)



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 December 2024. Photographs and videos dated December 2024.

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