



BEVERLEY LANE

Kingston Upon Thames, KT2



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A rare opportunity to acquire a six bedroom contemporary home complemented by three characterful one- and two-bedroom converted stables.



Local Authority: London Borough of Kingston Upon Thames

Council Tax band: H

Tenure: Freehold

Guide Price: £3,750,000



ABOUT THE PROPERTY

The Stables is a highly individual residential opportunity, combining a substantial contemporary family residence with a beautifully converted former stable courtyard. Linked seamlessly, the principal house is a recently constructed six-bedroom suite family home arranged over four floors, designed around generous open-plan living and exceptional natural light. Encircling a circular cobbled courtyard, the original thatched stables have been sensitively converted to provide three self-contained one- and two-bedroom apartments, together with a triple garage – offering excellent ancillary accommodation and flexibility. The main residence has been meticulously conceived to deliver both scale and adaptability. Broad, double-aspect rooms allow light to flow throughout, while a comprehensive suite of modern technology includes a Lutron Home lighting system, air conditioning, underfloor heating and a central vacuum system.







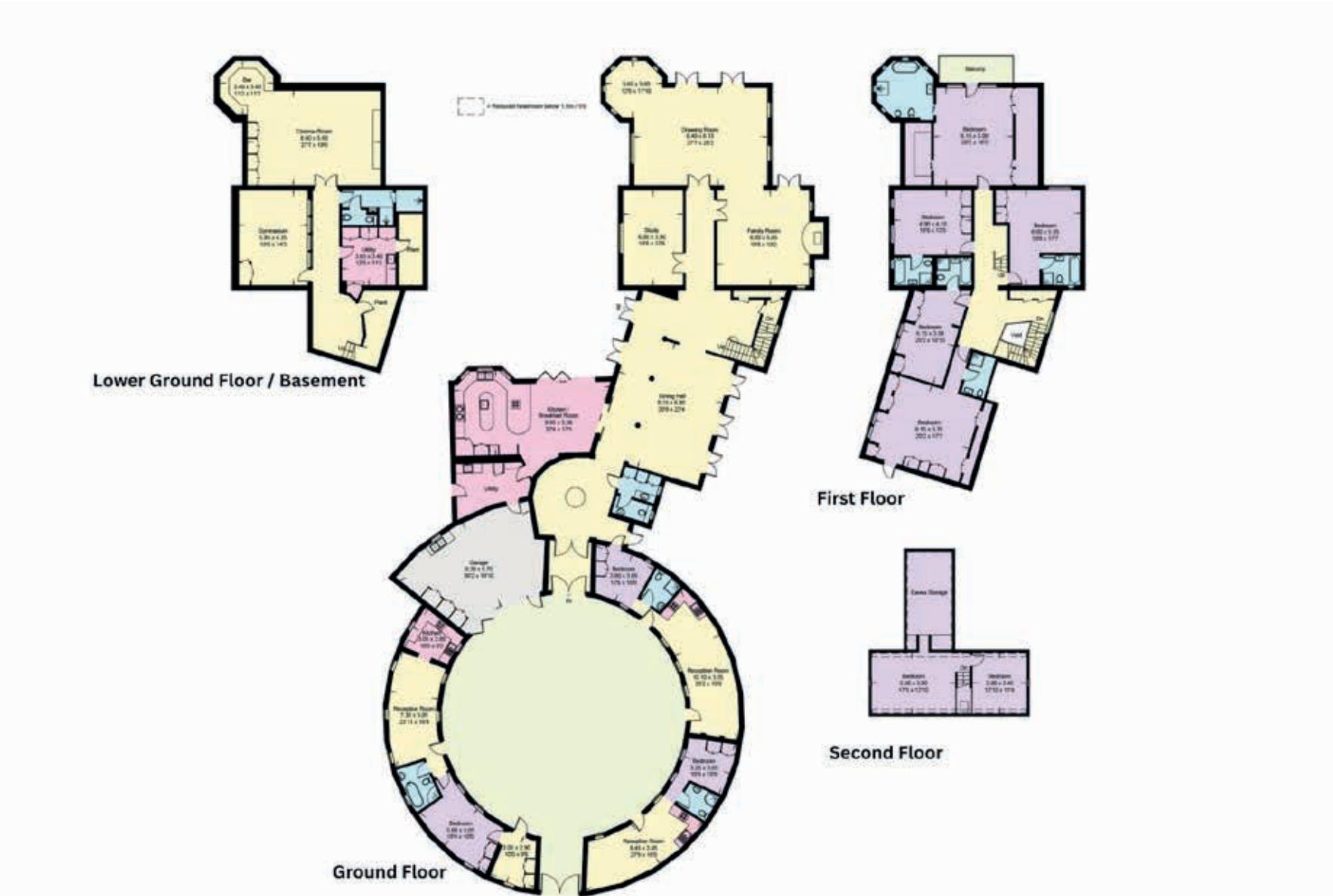




At ground floor level, a sequence of wide, open hallways leads through four principal reception spaces. A spacious dining hall, impressive family kitchen/breakfast room, private study and a striking drawing and sitting room are arranged to flow effortlessly together, creating a superb environment for both everyday family life and larger-scale entertaining. The first floor accommodates five generous bedroom suites, each with its own en suite bathroom. The principal bedroom is particularly notable, featuring a distinctive octagonal bathroom with vaulted ceiling and a walk-in dressing room. A further large bedroom or playroom occupies the second floor, offering excellent versatility. The lower ground floor is dedicated to leisure and wellbeing, with a spectacular cinema room complete with bar, a fully equipped gym, steam room and sauna, alongside a laundry room and plant room. A rare opportunity to acquire a thoughtfully designed estate that combines contemporary architecture, heritage conversion and exceptional lifestyle amenities – all centred around an elegant courtyard setting.

Please note, we do not have all of the material information for the property, therefore you should ensure you make all relevant enquiries relating to the property.





Basement = 152.3 sq m / 1639 sq ft / Ground Floor = 528.5 sq m / 5689 sq ft
 First Floor = 220.9 sq m / 2378 sq ft / Second Floor = 56.6 sq m / 609 sq ft
 Total (Including Eaves Storage & Excluding Void) = 958.3 sq m / 10315 sq ft

This plan is for layout guidance only. 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. (ID767266)

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