

Beverley Lane

KINGSTON UPON THAMES, KT2

150 Years

JOHN D WOOD & CO.

London, Country & International Property

Beverley Lane

KINGSTON UPON THAMES, KT2

Set within the highly regarded Coombe Hill Estate, this impressive detached five bedroom family residence has been comprehensively remodelled and upgraded to an exceptional standard, creating a contemporary home that balances style, comfort, and smart technology. The property offers spacious, well-proportioned accommodation arranged over two floors, finished in a light, neutral palette and designed to maximise natural light throughout. The specification is extensive, with features including underfloor heating, air conditioning throughout, CCTV, a police connected alarm system, an integrated multizone sound system, water filtration and softening, and a fully automated garden irrigation and lighting system.

All major systems can be operated both manually and remotely via smart applications, ensuring ease of use and convenience.

Location

Positioned on a private, treelined road, the home is conveniently located for some of the area's most sought-after schools, including Marymount International, Rokeby, Coombe Hill, and Holy Cross. Numerous renowned golf courses are nearby, as are the shopping and leisure facilities of Kingston and Wimbledon. Richmond Park and Wimbledon Common are both easily accessible.
Excellent transport connections are available via the A3, providing swift access to Central London and the wider motorway network, while fast rail services to London Waterloo run from Norriton, New Malden, Raynes Park, and Kingston stations.



























Ground Floor

At the heart of the home is a stunning Nolte German kitchen, fitted with high-end branded appliances and designed for both everyday living and entertaining. This flows effortlessly into the main reception space, with full height glazing and wide sliding doors opening directly onto a terrace that spans the width of the house. A second reception room, ideal as a formal dining area, sits alongside a separate study, while a guest WC completes the ground floor.

Both reception areas benefit from bespoke built-in cabinetry, while glazed internal doors allow light to pass seamlessly from front to rear. A well-considered pantry and utility area is located just off the kitchen, leading to a fifth bedroom with ensuite, ideal for guests or extended family.

This area also provides access to substantial storage space concealed behind double garage doors.

First Floor

The first floor comprises a principal bedroom suite and a second ensuite bedroom, alongside two further double bedrooms and a beautifully appointed family bathroom.

Externally

Externally, the northeasterly facing rear garden has been carefully landscaped and is framed by mature shrubs and trees, offering excellent privacy. A striking multilevel terrace overlooks the garden and incorporates several seating areas, while a large pergola with integrated heating and lighting creates an ideal outdoor entertaining space.

To the front, electric gates open onto a generous permeable paved driveway providing parking for multiple vehicles, complemented by a raised seating area and thoughtfully planted flower beds.

The property also benefits from approved planning permission allowing for a double storey front and side extension, which would provide additional living space, two further bedrooms and bathrooms, as well as potential for a full loft conversion.







Guide Price £2,999,000
Subject to Contract

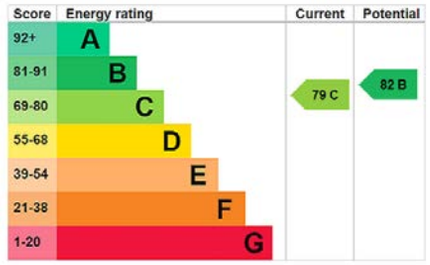
Local Authority: The Royal Borough of Kingston-Upon-Thames

Council Tax Band: H

Tenure: Freehold

Reference: CSE261120

Approximate Gross Internal Area:
2,845 sq. m. / 264.3 sq. m.



Approximate Floor Area = 264.3 sq m / 2845 sq ft
(Excluding Pergola / Including Garage)



Ground Floor



First Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106900

JD022_5624044_1498982_JDW023

020 8944 7172
5-7 Church Road,
Wimbledon, SW19 5DW
wim.sales@johndwood.co.uk
johndwood.co.uk

John D Wood & Co. give notice to anyone reading these particulars that: i) this material is protected by the laws of copyright. The owner of the copyright is John D Wood & Co. This property sheet forms part of our database, and is protected by the database rights and copyrights laws. No unauthorised copying or distribution without permission; ii) the particulars do not constitute part of an offer or contract; iii) the particulars including text, photographs and plans are for the guidance only of prospective purchasers and must not be relied upon as statements of fact; iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order; vi) all measurements are approximate. April 2017.

150 Years
JOHN D WOOD & CO.
London, Country & International Property