

THE MODERN HOUSE



Ravenscroft Road, London BR3
£695,000 Freehold

Stables Yard

This innovative two-bedroom house in Beckenham is an exquisite example of contemporary sustainable design. Conceived by the award-winning Stolon Studio, the house has an angular timber framed form with pitching ceilings and an invitingly colourful façade. Generous internal proportions are accentuated by cascading light that illuminates the plan throughout the day. An exceptional approach to insulation, glazing and on-site energy production has resulted in a remarkably comfortable, energy-efficient house with low running costs and thoroughly future-proofed designs. Perched between the centres of Beckenham and Crystal Palace, the house is well-placed for shops, eateries and transport connections.

Energy Performance

This scheme epitomises the integration of sustainability in fundamental design. These timber-framed homes combine exceptional insulation and triple glazing with natural at-source energy generation through air-source heat pumps and roof-mounted solar panels.

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Thoughtfully positioned triple-glazed windows not only maximise natural light but also ensure privacy while vertical brise soleil manage solar gain. This careful use of glazing works in tandem with underfloor heating and an MVHR system, ensuring a comfortable and consistent internal temperature. The space has been planned to ensure all of these technologies and their accompanying wiring and vents are unobtrusively tucked in storage areas in each house. The finished result is a collection of remarkably comfortable, energy-efficient homes with minimal running costs and a thoroughly future-proofed design.

The Tour

Stables Yard is on a quiet private drive, just off the leafy Ravenscroft Road in Kent House, Beckenham. The lively angular rooflines and bright cladding of these houses are a striking riposte to the surrounding Victorian streetscape. A wide front boardwalk, made of 100% recyclable Ali-Deck, links the frontages of the six houses, designed to create a usable and sociable space for residents while ensuring a sense of balance with their private rear gardens.



Entry is to a bright hallway with a convenient coat cupboard. A tapering wall gracefully guides the eye towards the inviting stairwell, and to the left, a pocket door affords a glimpse of the kitchen and dining room beyond. The kitchen has playful Greggio Krion worktops atop dove grey cabinetry. This fresh colour palette beautifully complements the bright aluminium window frames and dark tiled floor. Skirting the corner of the room in a horseshoe shape, the kitchen culminates in a sociable peninsula poised beside the dining area. A cleverly placed corner window draws in even more natural light whilst opening up an intriguing sightline to the front of the house.



The living room at the rear of the plan is exceptionally light, care of two glazed doors that open onto the raised rear terrace. The house's internal workings, including the MVHR system, are cleverly concealed in the loft space and a cupboard at the back of the living room, which also adds excellent additional storage space. Taking advantage of the plan's angularity, a discreetly hidden bathroom can be found off the kitchen and has a handy downstairs WC and an additional shower.

Upstairs, the bedrooms and landing are characterised by an unexpected sense of volume. Sweeping ceiling lines pitch overhead, punctuated by skylights, further enhancing the feeling of space and airiness. The top floor has two spacious double bedrooms, one of which is en suite, while the other includes an extra dressing or office area. Nestled between these bedrooms is a beautifully finished family bathroom with Marmoleum floors and subtly coloured vertical tiling. There is a further storage cupboard off the landing.

There are individual allocated parking spaces within the development, along with EV charging points.

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Outdoor Space

The living room opens up to a decked terrace through two doors, overlooking a private patch of lawn. The Lime Oak Millboard is low carbon in its manufacture and uses recycled materials. This generously sized space allows plenty of room for a table and chairs, making it perfect for hosting.

Below, more grass adds a splash of greenery with plenty of scope for further planting. The rear fence is cleverly designed to serve as a trellis for trailing plants, ensuring a green and vibrant ambience as the gardens mature. Along the front walkway, air source heat pumps are thoughtfully concealed within storage areas topped with living roofs, merging functionality with eco-conscious design.

The Area

Ravenscroft Road is a quiet residential street in the Kent House area between Beckenham and Crystal Palace. The area is well-served for high-street shops and green open spaces.

The centre of Beckenham is a short drive or tram/bus ride away. It is home to Beckenham Place Park, which is the largest park in south-east London and is a wonderful green oasis with wild swimming and the Homestead Café for beer, pizza and Square Mile coffee.

The Crystal Palace Triangle is less than a 10-minute bus ride, drive or cycle away, with an abundance of cafes and restaurants, including Brown & Green, Four Boroughs, Palazzo, and the Affinity Brew Shop. The lake, maze, and open expanses of Crystal Palace Park are a local favourite; there are also many green spaces to choose from, including Cator Park, Norwood Park and Norwood Recreation Grounds. The weekly food market on Haynes Lane is a short walk away from fresh independent produce.

Kent House station is a five-minute walk away and runs Southern services into London, Victoria, in 20 minutes. Clock House is under a 10-minute walk, and Southeastern services to London Bridge and Charing Cross in 20 minutes to half an hour. The area has plenty of other connections, including the tram network, the London Overground from Penge and plenty of local bus routes towards the centre of Beckenham and Crystal Palace.

Council Tax Band: Awaiting assessment Service Charge: approx. £100 per calendar month, for maintenance of communal parts

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.