



31 THE DOWNS

Wimbledon, London SW20 8HG



ACCOMMODATION

- 4 reception rooms, 3 with working marble fireplaces
- 35' main reception room leading onto terrace
- Smartly appointed kitchen
- Study with three work stations
- Utility Room & Cloakroom
- Wet room: steam, jacuzzi, shower and WC
- Cinema/games room (996 sq ft)
- 6-7 bedrooms inc studio bedroom
- 5 bath/shower rooms
- Annexe with bathroom, kitchen and separate entrance
- 124' Garden
- Off-Street Parking

PRICE ON APPLICATION



A truly unusual house with masses of lateral space, first time on the market in its current form. With far reaching Southerly views and set amidst landscaped gardens, this substantial detached family property offers 6,640 sq ft of flexible space with beautifully light rooms and exceptional entertaining areas

The property was significantly expanded in recent years, creating large, lateral entertaining

areas and has been recently refurbished. The house could work well for an extended family and/or working from home. The modern design emphasises far reaching views with a large terrace on the ground floor accessed via Fineline sliding glazing on three sides and a 30' balcony on the first floor. The 15m long kitchen (with Miele and Siematic fittings) incorporates a granite topped island with seating and a pantry/utility room leading to a back door. The lower ground floor has a large light well also with sliding glazed doors and is ideal for entertaining with a dumb waiter from the kitchen, plenty of space for both a formal

dining area and a cinema/games room. There is an air circulation system on this floor.

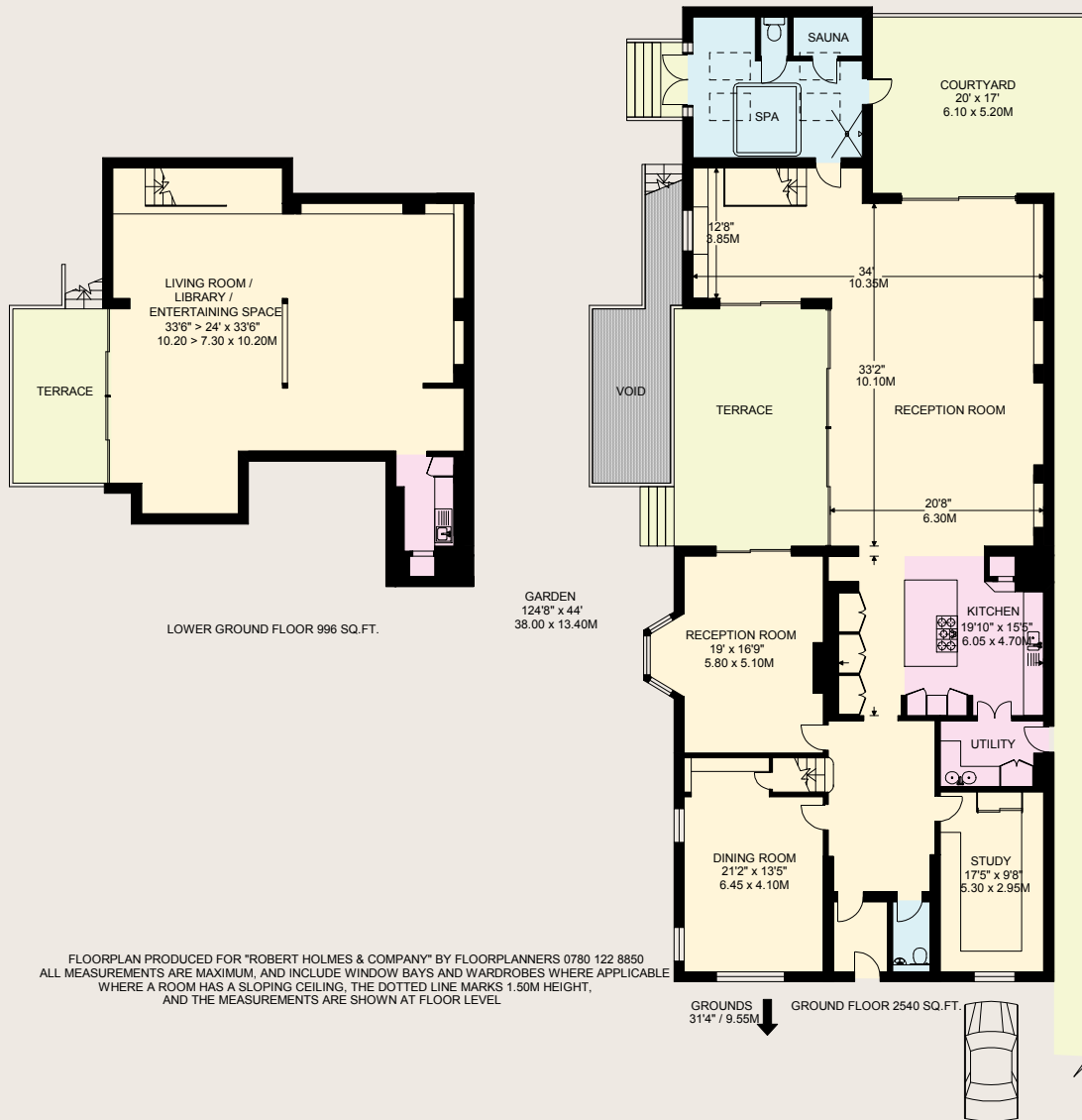
The owners have created a spa area off the main living area with independent access to the garden with a vaulted ceiling with a new 6 person Sundance Spa bath, a steam room, shower and WC and room for gym equipment.

In addition to the original bedrooms on the first floor, within the newer part of the house, there is a fabulous vaulted studio room with central fireplace and sliding doors to a full width balcony, along with bedroom, bathroom and fitted kitchen. Independent external

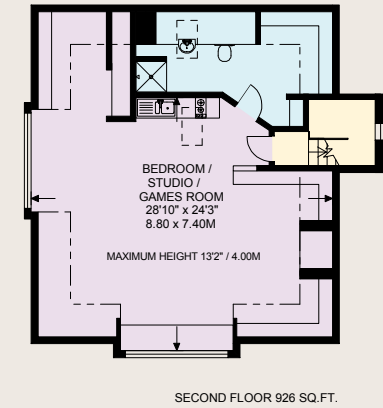
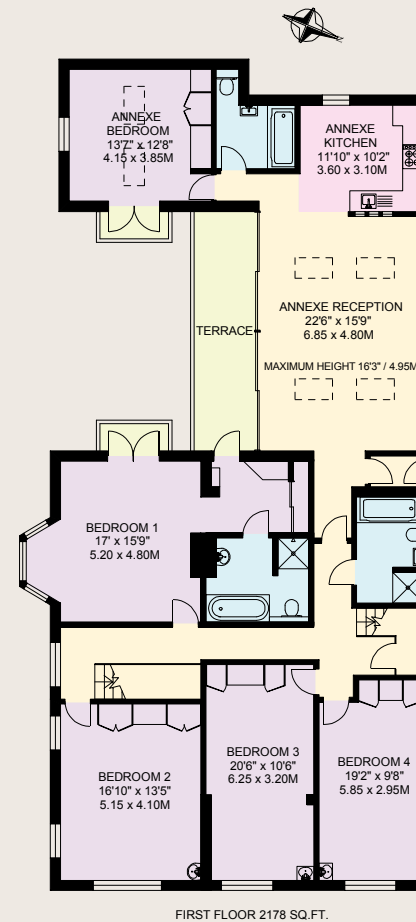
access makes this potentially a totally independent unit. There is a further vaulted studio bedroom on the top floor with its own kitchen facilities and a good size bathroom.

The gardens are enchanting and thoughtfully landscaped with a summerhouse, a wonderful rose garden, York stone paving and lawns, and well stocked flower beds and terraces. There is off-street parking with high remote-controlled gates, ensuring privacy and security. There are two double-door brick-built sheds on the drive. ER/D





APPROXIMATE INTERNAL FLOOR AREA
6640 SQ.FT. / 616.9 SQ.M.



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ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
WHERE A ROOM HAS A SLOPING CEILING, THE DOTTED LINE MARKS 1.50M HEIGHT,
AND THE MEASUREMENTS ARE SHOWN AT FLOOR LEVEL