

31 Bathgate Road

Wimbledon, London, SW19 5PW



In a prestigious, sought after and secure gated development (6 houses only), this beautifully presented home is within easy reach of Wimbledon Common, the Village, Wimbledon Park and the excellent amenities of Southfields and Wimbledon town centre including the District Line, the All England Lawn Tennis Club and top local schools

£4,350,000

Freehold

- Reception Hall
- Reception/Family Room
- Beautiful Drawing Room
- Study/Office
- Kitchen/Dining room
- Utility room & 2 Cloakrooms
- Principal Bedroom suite with 2 Dressing Rooms and 2 en-suite Bath/Shower Rooms
- 5 further Double bedrooms
- 2 further Bath/Shower rooms (1 e/s)
- Mature landscaped garden with terraces
- Double Garage & driveway parking for several cars
- Plot size over 0.3 acre (0.13 hec)
- VIEWING IS HIGHLY RECOMMENDED

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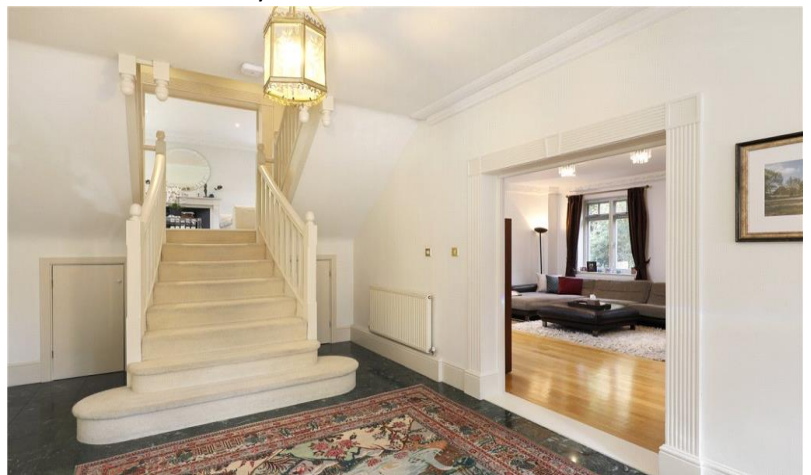
Discreetly tucked away within this prestigious gated development, behind its own excellent mature screening, this beautifully presented family house, built approximately 25 years ago by the renowned house builder Berkeley Homes, offers secure living with secluded driveway parking for several cars. Rare to the market!

Entered via its elegant reception hall with central split-sided staircase, the house offers ample space and options for family life and entertaining. On the ground floor there is a generous family room, which has been a formal dining room in the past, a spacious study and a beautifully appointed kitchen/dining room from where French doors lead out from the dining room to the large patio terraces and gardens. The kitchen, by Smallbone, has a comprehensive range of handcrafted units with new Neff integrated smart appliances and an American style double Maytag fridge. A central island offers additional storage space. Adjoining the kitchen is a family cloakroom, a fully fitted utility room with Miele appliances, and door to the multi-purpose garage room with heavy duty all-purpose flooring and another cloakroom. The double garage is currently used as a games room, ideal for games such as table tennis, and has plenty of fitted storage cupboards including a cellar cupboard. There are two new Vaillant boilers located in the garage which are on the HIVE system (Wifi), enabling fully remote operation. There is a spacious loft storage available above the garage which could potentially be redesigned to create ancillary accommodation subject to the usual planning consents.

The central staircase ascends from the hall to the beautiful drawing room at raised ground floor level, which enjoys a triple aspect, with a central marble fireplace with French doors either side out to the upper level terrace and gardens. Going up, with a split staircase to the main first floor landing off which is the double aspect grand principal bedroom suite with two en-suite bath/shower rooms and two dressing rooms. There are two further bedrooms, one with an en-suite shower room. The next half landing up has a fantastic room, potentially ideal as a kids' sitting room/TV room, music room or office, with the staircase continuing to the second floor where there are two generous double bedrooms and a smartly appointed family bathroom. There is a speaker system in the ceiling of the main rooms operated from the kitchen/dining room plus the property benefits from fantastic storage space, fitted throughout the house plus additional storage in both the eaves and under the stairs.

Outside, wrapping around the entire house are wonderful mature and secluded gardens with lawns and terraces, as well as a 'secret' hideaway garden area. The house is set back from the road enjoying a blissfully quiet, private country-like setting. No 31 enjoys the largest plot and further benefits from being adjacent to protected woodland. Side access is available on both sides of the property and a separate large garden shed is ideal for bicycle storage.

Bathgate Road is a most attractive and sought after, leafy residential road, near Wimbledon Park and Wimbledon Common, the All England Club and the Village High Street with its boutiques, coffee shops and restaurants. The Mainline and District Line underground stations are easily accessed, 10 minutes' walk to Southfields, bus routes and a few minutes' drive to Wimbledon station. The current owners rent (by separate arrangement) a gated car space 1-2 minutes' walk to the Wimbledon Mainline station servicing Clapham Junction, Waterloo and 45 minutes door to door to Canary Wharf. There are excellent schools locally including King's College, The Study, GSDT, top State and Private schools. Leisure facilities abound including tennis clubs and courts, Riding stables, Golf courses, gyms and other sports clubs. The A3/M25 road networks offer fast access to both Heathrow and Gatwick airports as well as choices of vehicular routes into Central London and the City.



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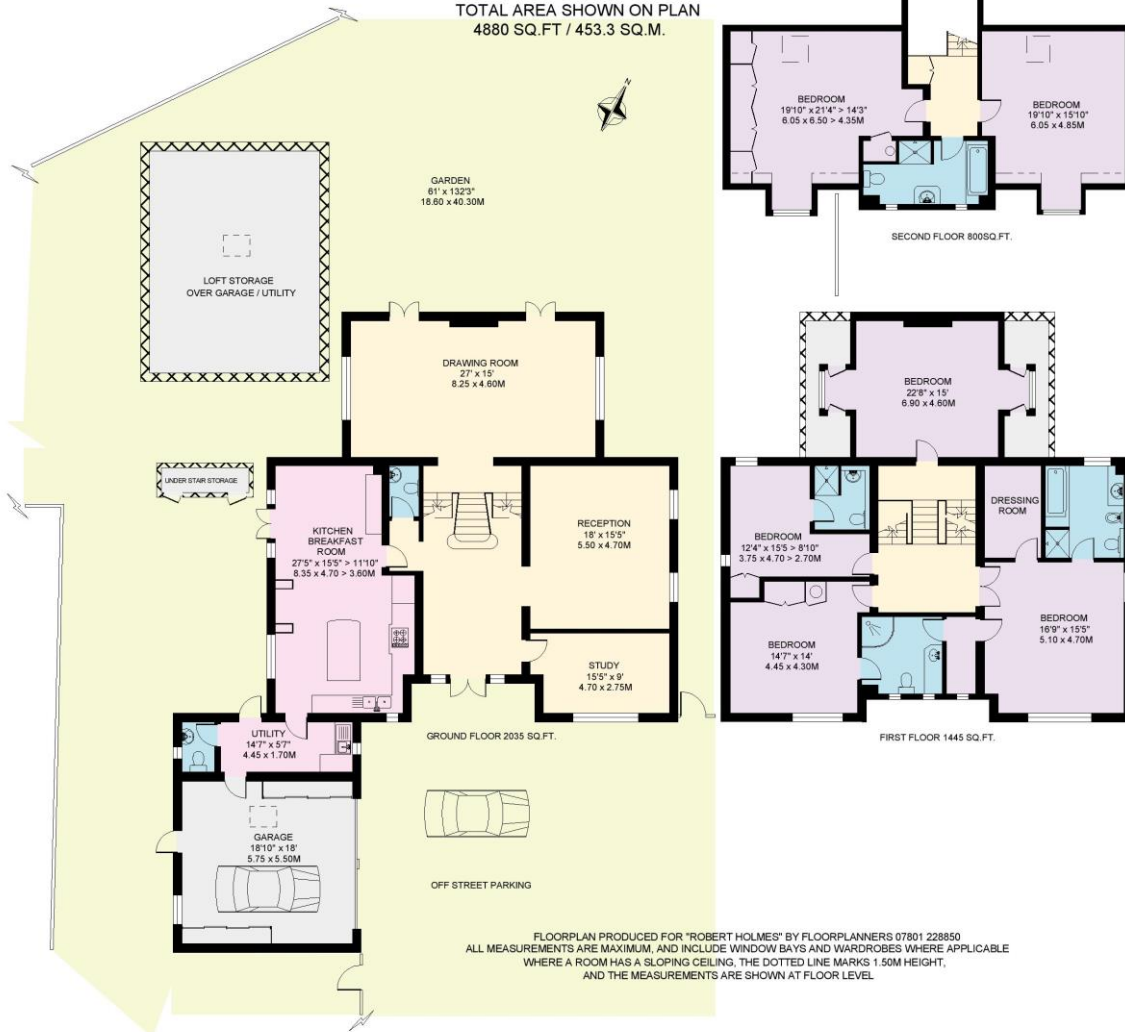
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Local Authority: Merton; Council tax band H; ER/C



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WIMBLEDON
LONDON SW19

APPROXIMATE INTERNAL FLOOR AREA
4280 SQ.FT / 397.6 SQ.M.
PLUS STORAGE AREAS
TOTAL AREA SHOWN ON PLAN
4880 SQ.FT / 453.3 SQ.M.



VIEWINGS: By appointment through Robert Holmes & Co 020 8947 9833. Would you like to visit our website? www.robertholmes.co.uk. If you give us your e-mail address we will be able to send you immediate news of our latest instructions

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, or tested the services, appliances or specific fittings.