

NORTH VIEW

Wimbledon Common, London

ROBERT HOLMES
& COMPANY

An elegant and substantial, comprehensively refurbished semi-detached period residence enjoying spectacular unrivalled views over the Common, offering generous accommodation over four floors with a south facing garden.

ACCOMMODATION

- Large London home in a rural country setting
- Open plan reception hall
- 3 Reception rooms
- Beautiful kitchen/dining room
- Utility room
- Cloakroom
- Main bedroom with bathroom
- 4 Further double bedrooms
- 3 Further bath/shower rooms
- Beautiful south facing garden
- Off-street parking

PRICE ON APPLICATION



A fine and beautifully refurbished and presented period house situated in this wonderful semi-rural setting directly adjoining and overlooking Wimbledon Common and the golf course. The house has many eye-catching period features and offers versatile accommodation over four floors with entrances at both upper ground and garden floor levels.

On the upper ground floor, the elegant open plan hall and reception rooms include the beautifully bright drawing room with ceiling roses and cornicing with feature roof lantern and doors leading out to an ornate balcony overlooking the garden. The front reception room, with beautiful features and amazing views over the Common and down the golf course and Common, would suit a multitude of uses, for instance as a study, formal dining room, winter sitting room or library. On the garden floor a further sitting room and a lovely open plan kitchen/dining/family room with a part glazed ceiling and bi-fold doors to the terrace and garden make this a truly delightful living and entertaining space. The kitchen area is comprehensively fitted with traditional custom-built units and equipped with top of the range appliances, and a central island offering additional storage and informal dining space. There is also a utility room and cloakroom on this floor.

On the first floor, the elegant main bedroom suite with its beautiful bathroom overlooks the Common. The second main bedroom and bathroom is located to the rear overlooking the gardens, and there are a further three double bedrooms and two further bath/shower rooms (one en-suite) on the second floor.

The beautiful, mature, rear garden is attractively landscaped and thoughtfully planted in a lovely informal style with a paved terrace and level lawn. To the front there is off-street parking for two cars

The house is located within easy walking distance of many attractive and enviable local amenities, such as traditional country pubs, high quality schools including King's College School and the Study School both of which are close by, and Wimbledon High School in the town, also within walking distance, and excellent and varied recreational facilities. The Village with its selection of shops, boutiques, restaurants and pavement cafés is less than half a mile away, with the main town centre from which there are fast and frequent train services to Central London again being within walking distance. Local Authority: Merton. Council tax band B. ER/E.



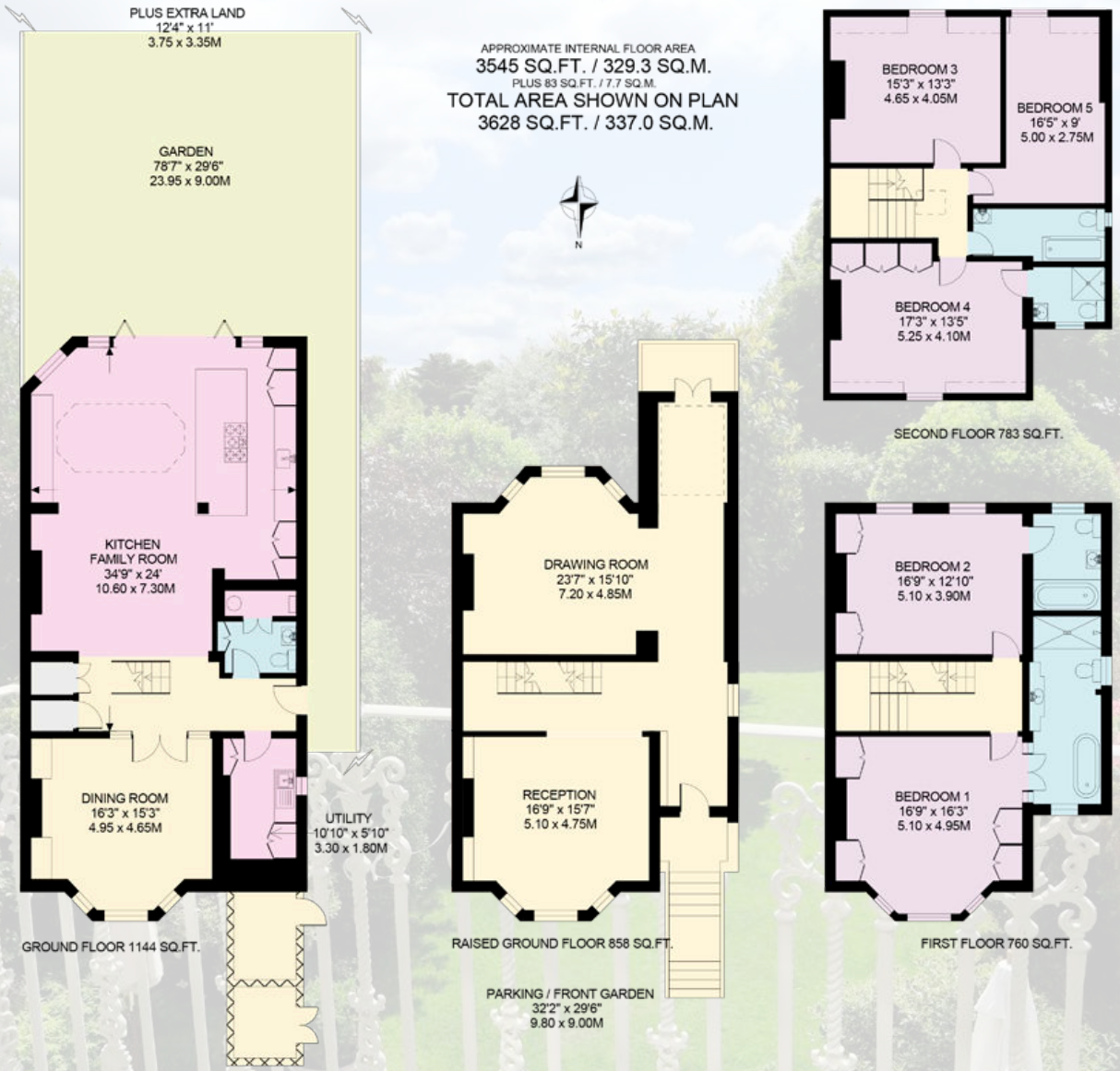












FLOORPLAN PRODUCED FOR "ROBERT HOLMES & COMPANY" BY FLOORPLANNERS 0780 122 8850
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE

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Viewings by appointment through Robert Holmes & Co on 020 8947 9833

N.B. For clarifcation, 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, nor tested the services, appliances or specifc fittings