

ROBERT HOLMES

— & COMPANY —

27 Woodhayes Road

Wimbledon, London, SW19 4RF



An attractive detached family house discreetly situated on high ground within a few minutes' walk of Wimbledon Common, King's College School, Cannizaro Park and Wimbledon Village

£2,500,000

Freehold

- Spacious hallway
- 2 reception rooms
- Cinema/media room
- Garden room/gym
- Kitchen/breakfast room
- 7 bedrooms
- 3 bath/shower rooms
- Garden and balcony
- Garage and off-street parking

35 High Street, Wimbledon Village, London SW19 5BY
+44 (0)20 8947 9833 • www.robertholmes.co.uk • E: enquiries@robertholmes.co.uk

Misrepresentation act 1967 (Conditions under which these particulars are issued). Robert Holmes & Company for themselves and the Vendors of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract; that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. These particulars are issued on the understanding that all negotiations regarding this property are conducted through Robert Holmes & Company.

27 WOODHAYES ROAD, WIMBLEDON, LONDON, SW19 4RF

Set back from the road behind a charming front garden and wall, this attractive family house offers generous and versatile accommodation over four floors and presents an exciting opportunity for a new owner to put their own stamp on their future home. Once inside, the elegant reception hall has a feature fireplace, feature stained-glass windows and parquet flooring, and leads to two large reception rooms, with the rear reception room having the benefit of a balcony. The kitchen/breakfast room overlooks the garden which is accessible from the adjacent utility room and from the garden room below. A guest cloakroom completes this floor. Downstairs there are two rooms, ideal for uses such as for a gym, playroom, or media room, and a third room or bedroom with the benefit of an en-suite shower room. Upstairs over two floors are 6 bedrooms and two bath/shower rooms one of which is en-suite. Outside there are gardens to the front and rear and the property has the benefit of driveway parking and a separate garage.

The property is located within a short walk of Wimbledon Common and Cannizaro Park, two wonderful local features, and the Village high street with its shops, boutiques, restaurants, cafes and bars is also within easy reach. There is an excellent choice of schools in the area, several being within walking distance of the house, most notably King's College School, Wimbledon Common Preparatory School, The Rowans, The Study, Donhead (RC prep school), The Hall and Wimbledon College (RC secondary school). In addition, recreational facilities in the vicinity are in good supply with a choice of golf, tennis and fitness clubs in the vicinity, including the neighbouring Westside Lawn Tennis Club and two riding stables in the Village.

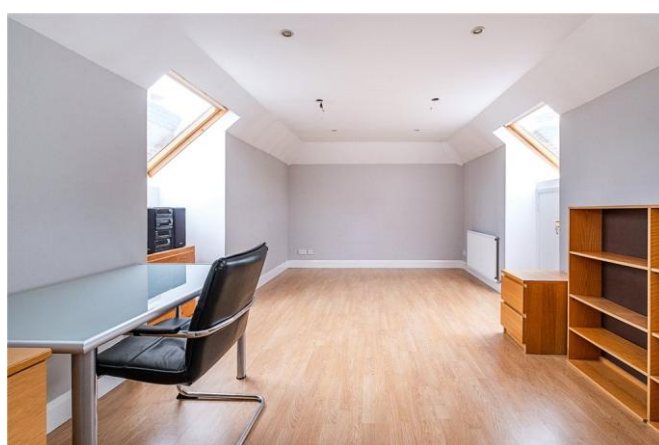
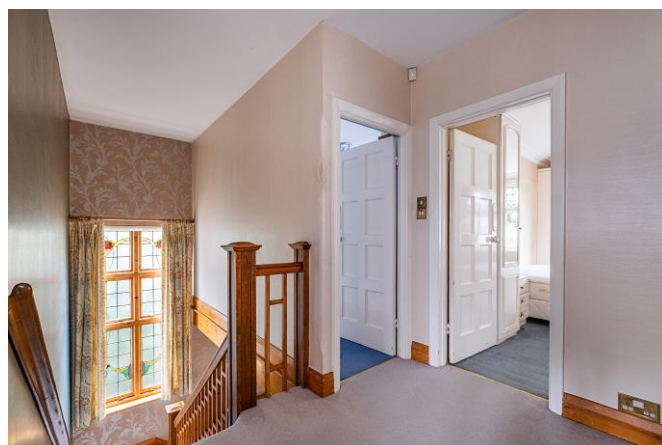


VIEWINGS: By appointment through Robert Holmes & Co 020 8947 9833. Would you like to visit our website? www.robertholmes.co.uk. If you give us your e-mail address we will be able to send you immediate news of our latest instructions.

27 WOODHAYES ROAD, WIMBLEDON, LONDON, SW19 4RF



27 WOODHAYES ROAD, WIMBLEDON, LONDON, SW19 4RF



27 WOODHAYES ROAD, WIMBLEDON, LONDON, SW19 4RF

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



WOODHAYES ROAD

Approximate Gross Internal Area (Excluding Reduced Headroom / Eaves)

Lower Ground Floor = 800 sq. ft. (74.3 sq. m.)

Ground Floor = 1100 sq. ft. (102.2 sq. m.)

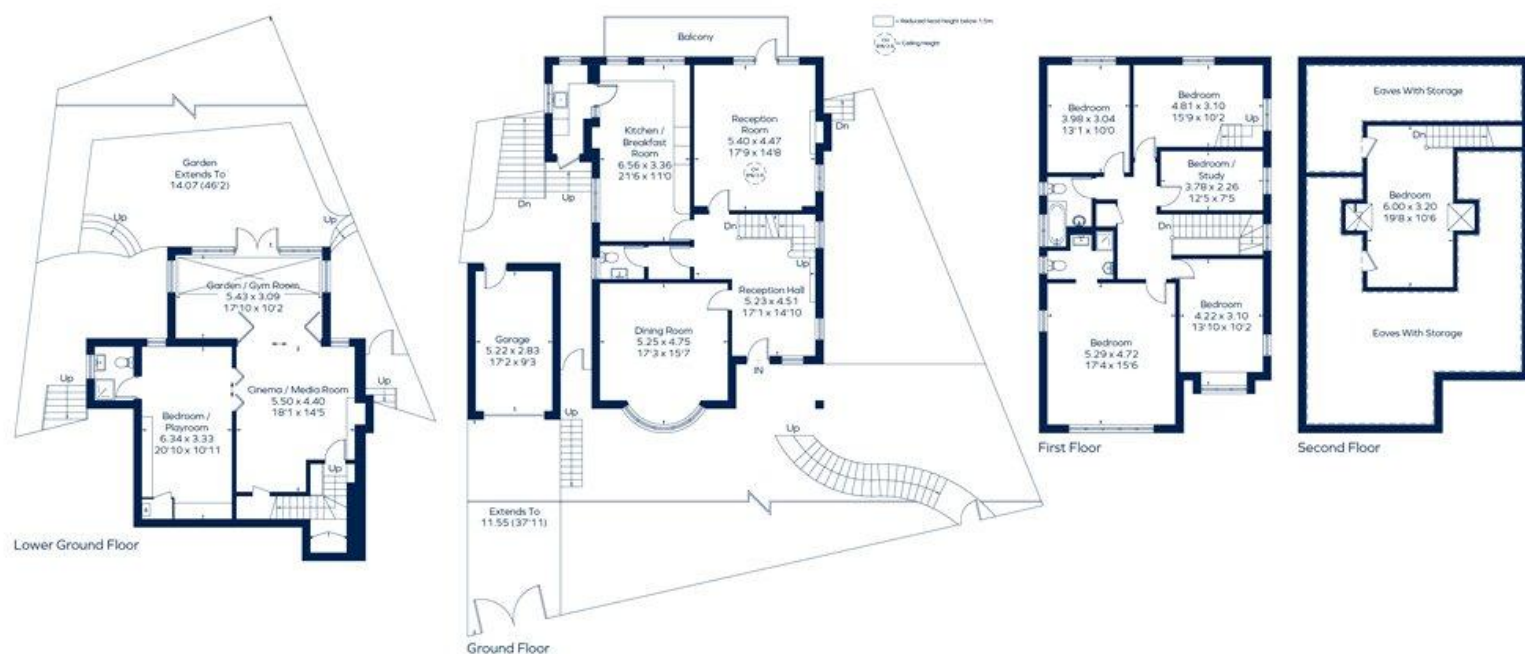
First Floor = 1082 sq. ft. (100.5 sq. m.)

Second Floor = 288 sq. ft. (26.8 sq. m.)

Garage = 160 sq. ft. (14.9 sq. m.)

Reduced Headroom / Eaves = 793 sq. ft. (73.7 sq. m.)

Total = 4223 sq. ft. (392.4 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID: 1244947

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.