

ROBERT HOLMES

— & COMPANY —

46B Barham Road

Wimbledon, London, SW20 0ET



A recently built and beautifully presented detached family house set back from the road, located in this favoured road in the leafy Drax Estate close to excellent state and independent schools, as well as Wimbledon Village and the Common

£3,500,000

Freehold

- Hallway
- Reception room
- Kitchen/dining/living room
- Media room
- Gym
- Utility room and cloakroom
- 5 bedrooms
- 4 bath/shower rooms (3 e/s)
- Terrace and south facing garden
- Off-street parking and car port

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

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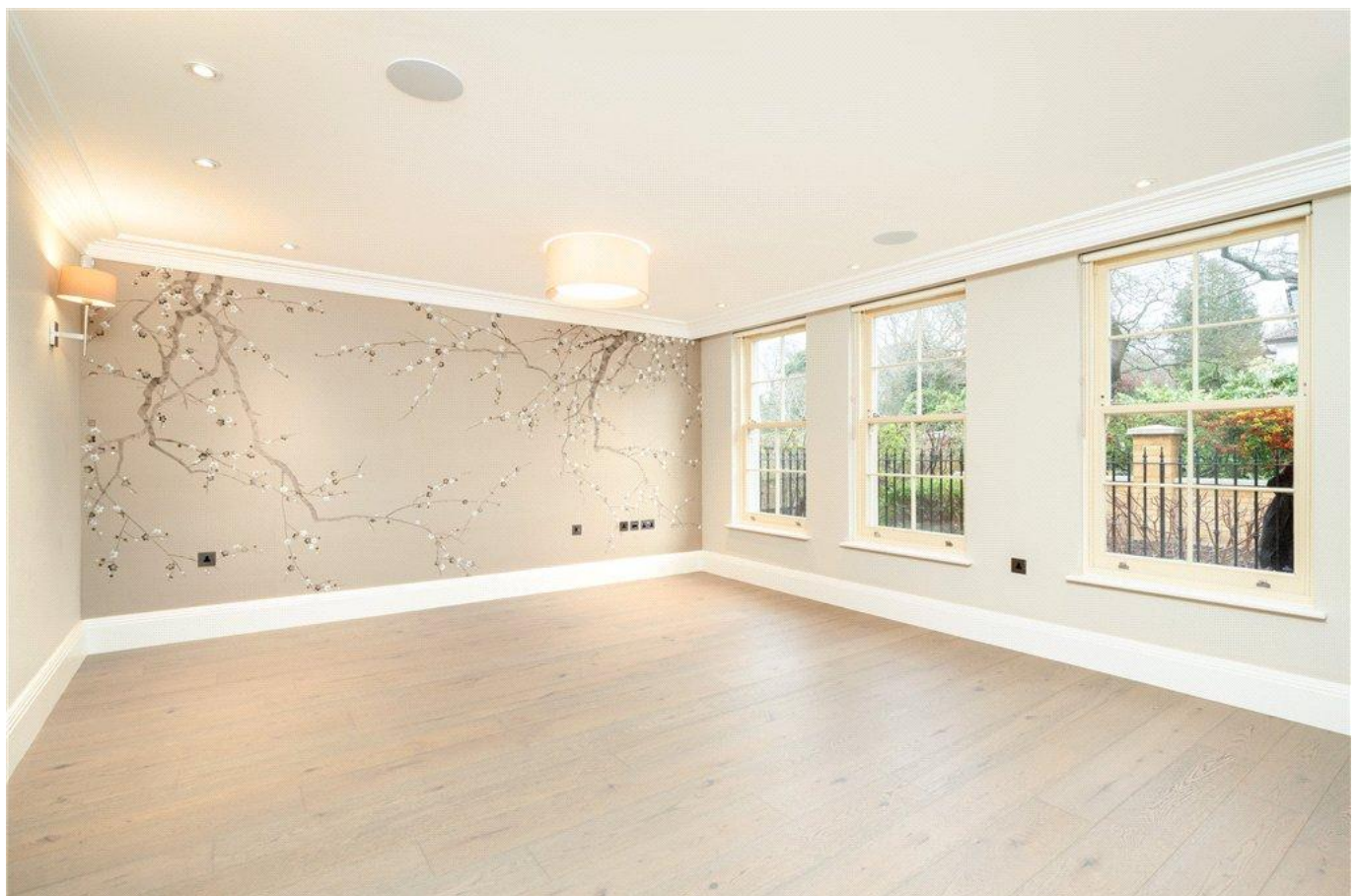
Set back from the road and approached via driveway parking and a portico, the property has beautifully presented lateral accommodation set over 4 floors offering a good balance of living and entertaining space.

On the ground floor is a spacious hallway with guest cloakroom, leading to the elegant reception room with hand painted De Gournay silk wallpaper and to the open plan kitchen/dining/living room at the rear with feature gas fireplace. The kitchen has a good range of fitted cupboards with stone work tops and integrated Miele appliances, and has bi-fold doors opening to the generous decked terrace with views over the garden and the playing fields beyond. The lower ground floor level has a media room, gym, utility room and a spacious double bedroom with light well and a well appointed en-suite bathroom. There is also access to the car port at the rear with custom built storage space and wall mounted bike rack.

Upstairs over two floors are 4 bedrooms, including the generous sized main bedroom with walk in dressing room and luxurious en-suite bathroom and guest suite with a dressing room and en-suite bathroom. There is also a family bathroom and access to good eaves storage.

The rear decked terrace has steps down to the south facing garden with direct access to the Beverley Meads recreation ground.

The house is situated on the leafy Drax Estate and is well located for access to Wimbledon Village with its array of shops, restaurants and cafes, and benefits from being close to Coombe Hill and Royal Wimbledon Golf clubs and a nearby parade of local shops. The area is renowned for its excellent schools, including the Rowans School and King's College School. It is also well placed for Wimbledon and Richmond town centres as well as Richmond Park and the open spaces of Wimbledon Common.



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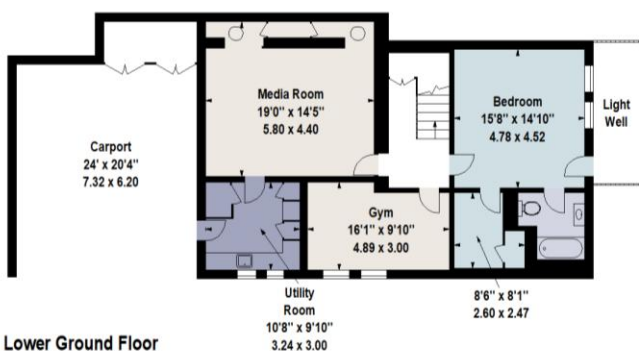
Local authority: Merton, Council tax band H; ER/B

Barham Road, SW20

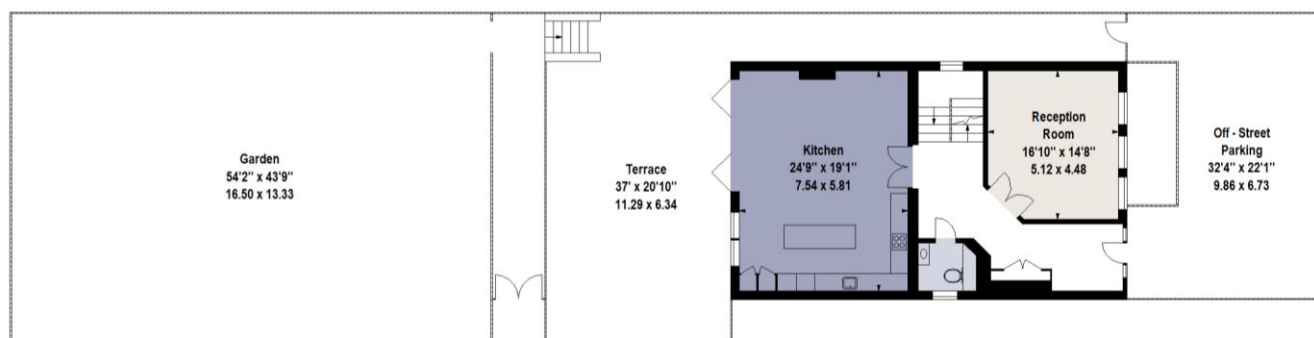
Approximate Gross Internal Area 392.7 sq.m (4227 sq.ft)
(Including Eaves Storage of 39.7 sq.m / 427 sq.ft)

For Identification Only. Not To Scale.
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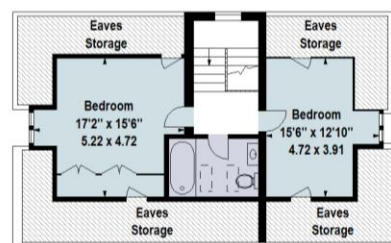
 Under 1.5m head height



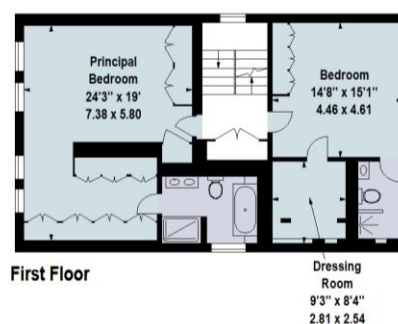
Ground Floor



Floor Plan produced for Robert Holmes by Mays Property Marketing © Tel 020 3397 4594
Illustration for identification purposes only. Not to scale.
Orientation, measurements, and other details are approximate and for guidance only.
purchasers should verify details independently.
Where a room has a sloping ceiling the dotted line marks 1.50m height,
and all measurements shown are at floor level.



Second Floor



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.