

ROBERT HOLMES

& COMPANY

19 Lancaster Gardens

Wimbledon Village, London, SW19 5DG



A stylish and wonderfully proportioned detached house in this quiet, elevated, prime Village location close to the High Street and Common

£4,750,000

Freehold

- Drawing room with balcony
- Library/study
- Snug/TV room
- Kitchen/dining/family room
- Utility room and Cloakroom
- Main bedroom with en-suite bathroom, dressing room & steam room
- 5/6 further bedrooms
- 4 further bath/ shower rooms
- Delightful garden
- Driveway parking for 3 cars

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19 LANCASTER GARDENS, WIMBLEDON VILLAGE, LONDON, SW19 5DG

This stylish, detached modern house is in excellent order and blends the best features of a traditional home combining large rooms with exceptional ceiling heights and modern features such as underfloor heating under oak floors. The entertaining and family space is beautifully balanced and the accommodation runs off a fine reception hall and central staircase.

Approached through the front garden with off street parking, the generous hall leads to a large double aspect library/study to the front, with a magnificent reception room running across the whole width of the house to the rear with doors to a balcony and views across the garden and beyond and a spiral staircase down to the garden. A large coats cupboard and guest cloakroom complete this floor. The extensively equipped kitchen/dining/family room has several sets of doors and windows leading directly to the terrace and gardens making this a great entertaining/living space. There is a good range of fitted units with granite work surfaces and integrated appliances including a 5 ring gas hob, large oven and dishwasher. The large central island offers additional storage, with a larder with butler's sink, additional fridge and freezer and two ovens. Pocket doors lead to the snug/TV room which could also work well as a guest room for guests needing level access through the side of the house to Lancaster Gardens with a shower room and utility/laundry room with two washing machines and two tumble driers. The main bedroom on the first floor has a well fitted dressing room, a large well-designed en suite bathroom and a steam room. There are 2 further double bedrooms on this floor and a family bathroom. The top floor has a guest suite and 3 further bedrooms, one with fine views towards the London Skyline and one currently used as a gym and there is a family bathroom. Most of the bedrooms have built in cupboards and the bathrooms are smartly appointed with top of the range fittings and rain showers.

The rear garden is delightful and is low maintenance and very private with a terrace and lawn to the rear and side, along with lawn and mature planting. There is a side gate leading directly to Lancaster Gardens if needed. There is a really useful continental style storage room accessed off the side terrace and a dog shower supplied with hot water outside too.

Lancaster Gardens is a pleasant residential cul de sac, wonderfully quiet and yet so close to Wimbledon Village High Street with its restaurants, coffee shops and boutiques and Wimbledon Common. Excellent local schools abound in both the State and Private sectors along with excellent leisure facilities including Riding Stables, Tennis courts and clubs, Golf courses and clubs and Sports Clubs. The Mainline and District Line Tube stations are easily accessible either by foot or 93 bus and the A3/M25 road networks offer ready access to both Heathrow and Gatwick Airports.

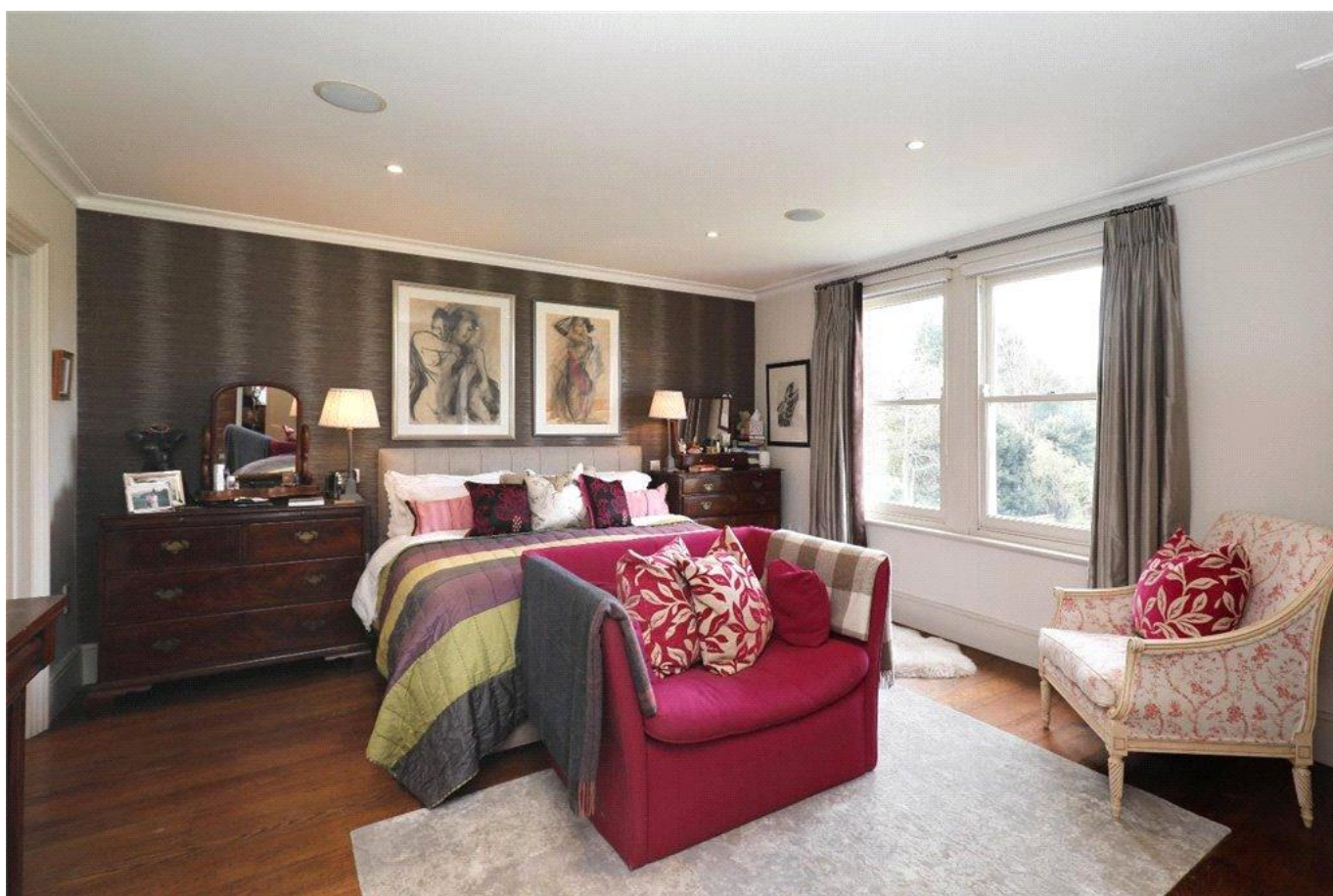


VIEWINGS: By appointment through Robert Holmes & Co 020 8947 9833. Would you like to visit our website? www.robertholmes.co.uk. If you give us your e-mail address we will be able to send you immediate news of our latest instructions.

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



FLOORPLAN PRODUCED FOR "ROBERT HOLMES & COMPANY" BY FLOORPLANNERS 0780 122 8850
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

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.