

24 PARKSIDE GARDENS

Wimbledon Village, London, SW19 5EU

ROBERT HOLMES
& COMPANY

ACCOMMODATION

- Beautiful reception hall
- 2 Reception rooms
- Open plan Bulthaup kitchen/breakfast room/ family/tv room
- Utility room and cloakroom
- Wine Cellar
- Gym
- Up to 8 bedrooms
- 6 Bath/shower rooms (5 e/s)
- Potential for self-contained annexe
- West facing garden
- Driveway parking

PRICE ON APPLICATION



Innovatively extended and beautifully modernised, situated in a quiet tree-lined road a few minutes' walk to the Common and approximately 10 minutes' walk (0.5 mile) to the Village High Street.

This substantial Edwardian detached house is set back from the road with a spacious driveway offering plenty of off-street parking. The property offers generous, beautifully appointed, lateral accommodation over three floors, with a lovely flow and plenty of space for a combination of both family life and entertaining. The elegant and impressive, generously proportioned reception hall gives one an immediate insight into what to expect in the rest of the house, with its eye-catching cabinetry and flooring, leading to formal front and rear dining and sitting rooms and the very smart kitchen/breakfast room off which is a snug/TV room and informal dining area. The kitchen/ dining spaces link seamlessly with the terrace and garden, and have the further benefit of spiral wine cellar. The bespoke Bulthaup kitchen has an extensive range of units, integrated appliances and a central island with breakfast bar. Off the kitchen is a side extension with a cloakroom/ boot room with side access, utility room, plant room and garage-style store for bikes etc. A separate side staircase leads up to accommodation which can be partially self-contained if required and therefore ideal for a house-keeper or nanny, together with a double-height gym with a mezzanine floor – all also accessed from the main first floor landing.

Upstairs, extensive and versatile accommodation is arranged over two floors, all flooded with natural light styled with stunning architectural features. On the first floor the main bedroom extends from front to back with a smartly appointed dressing/sitting room and bedroom joined in the middle by a fabulous bathroom, and two guest bedrooms and bathrooms, with the further accommodation as mentioned above. On the second floor there are four further rooms, two used as bedrooms with two bathrooms, and two currently used for office and leisure purposes.

Outside, the mature and secluded rear garden has a full-width deck immediately adjacent to the house leading to the level lawn with well-stocked shrub and a separate corner seating area.

The house is set in one of Wimbledon Village's most highly regarded roads only 200 yards from the open spaces of the Common and a pleasant walk from the village centre with its array of boutiques, cafes and restaurants. Wimbledon town centre is within easy reach with frequent rail services to London Waterloo and District underground station. The area abounds with recreational facilities including golf course, tennis and leisure clubs and riding stables. Schools are also in abundance in both the state and private sectors. ER/D

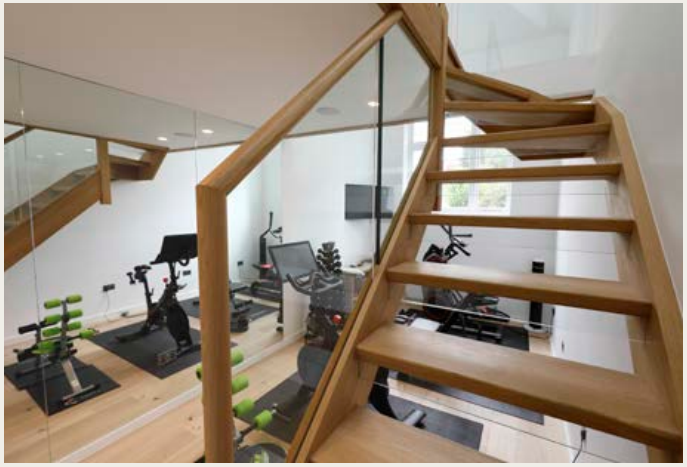


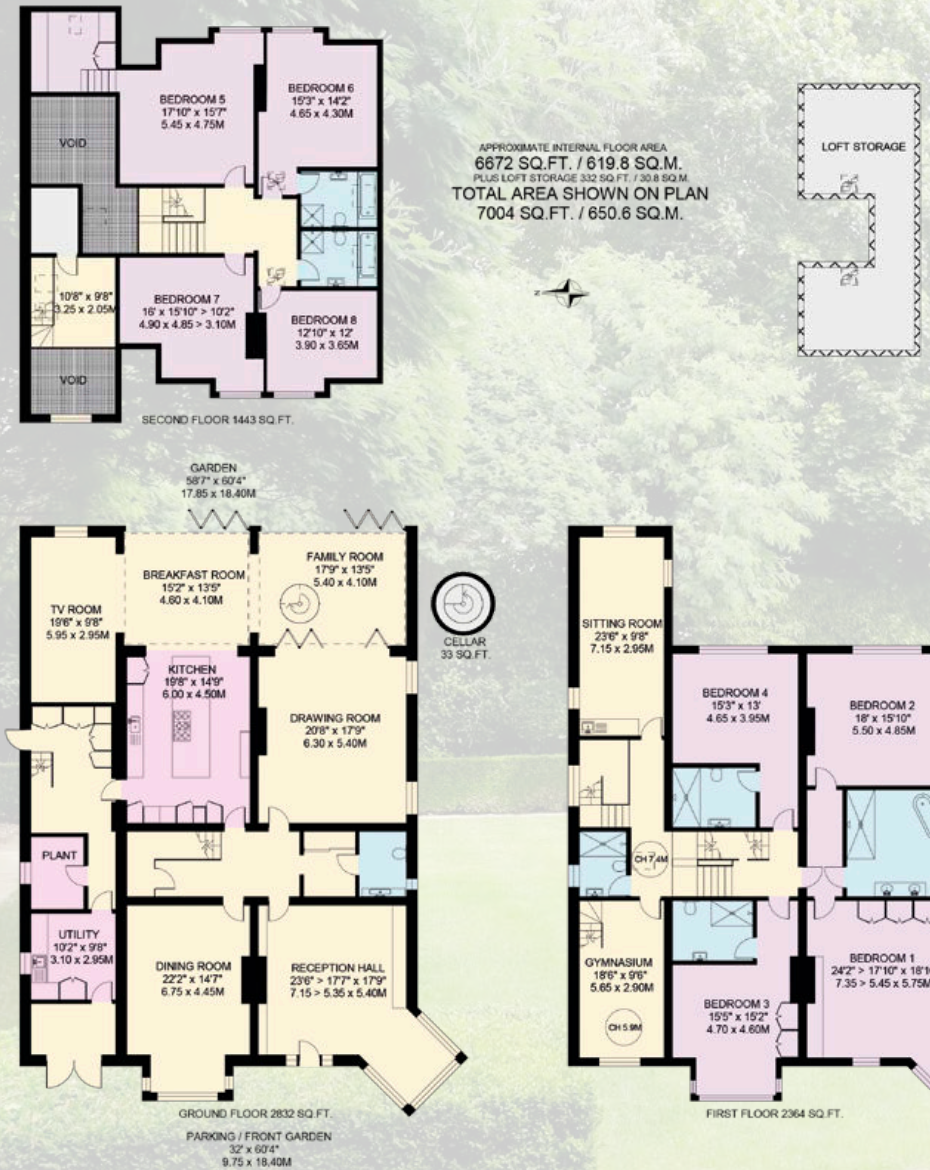
















FLOORPLAN PRODUCED FOR "ROBERT HOLMES & COMPANY" BY FLOORPLANNERS 0780 122 8850
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
WHERE A ROOM HAS A SLOPING CEILING, THE DOTTED LINE MARKS 1.50M HEIGHT,
AND THE MEASUREMENTS ARE SHOWN AT FLOOR LEVEL

ROBERT HOLMES & COMPANY

PRICE ON APPLICATION

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