

## West Side Common

Wimbledon | London

GUIDE PRICE £4,250,000 STC

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## West Side Common

Wimbledon | London | SW19

A fabulous opportunity to acquire a beautifully appointed family home located in a most secluded location adjacent to Cannizaro Park and Wimbledon Common. This spacious house was built thirty years ago and has been well maintained by the current owner. The accommodation, arranged over three floors offers seven bedrooms, four bathrooms and excellent entertaining rooms plus two garages and a wraparound garden.

### Location

This is a truly unique location with Wimbledon Common literally on the doorstep with its wonderful open parkland offering opportunities for a quiet wander, a run, a cycle or horse ride and a short stroll to Wimbledon Village. The village offers a myriad of excellent local cafes, restaurants and pubs not to mention a first class array of local boutiques. Wimbledon town centre with its comprehensive shopping facilities and Wimbledon station offering both mainline to Waterloo and the District line is a five minute car journey away. There are outstanding schools on the doorstep; King's college School and Wimbledon High School plus a good selection of pre-preparatory schools. The All England Lawn Tennis Club is also close to hand as are a selection of golf courses and leisure clubs.

### Accommodation Comprises

Galleried Reception Hall | Drawing Room | Dining Room | Breakfast/Family Room | Study | Conservatory | Fitted Kitchen with Aga | Utility Room | Boot Room with Sauna | Master Bedroom Suite with Dressing Room and Bathroom | Six further Bedrooms | Three further Bathrooms | Double and Single Garages | Landscaped Garden | Drive



### The Property

Thoughtfully designed for modern day lifestyles yet incorporating a traditional feel, the house is approached via gates leading to a large cobbled driveway bordered with mature flower beds.

The hard wood front door leads into an impressive, galleried panelled reception hall featuring an Inglenook fireplace with coal effect gas fire. The principal reception rooms all lead off the main hallway. The double aspect drawing room overlooks the garden and has a focal point of a magnificent marble fireplace. There is a double aspect dining room with French doors onto the garden and doorway into the family/ breakfast room. There are French doors opening onto the garden from the breakfast room and this in turn opens into the kitchen. The kitchen offers a comprehensive selection of wall and base units in a country style and benefits from a gas Aga, separate gas hob and electric oven, integrated fridge dishwasher and microwave.

From the kitchen, there is a passageway leading to the conservatory and door to the utility room, where the Worcester boiler is housed. This, in turn, leads to the boot room with sauna and two integrated garages. This area could be converted into a separate annexe if required. Additionally to the front of the property there is a study and a cloakroom.

On the first floor, there is a galleried landing; the master bedroom suite which connects to a further bedroom with en suite bathroom via the dressing room. The master bedroom enjoys a West facing balcony. There are two further bedrooms on this floor with a shared bathroom.

A staircase leads to the top floor which benefits from superb views towards Epsom Downs and offers a galleried landing with three double bedrooms and a family bathroom leading off it; one bedroom is currently being used as a study. There is generous storage on this floor which has independent heating and hot water serviced by a separate Keston boiler and Megaflo tank.

The garden is mainly laid to lawn with mature flower beds and paved seating areas, giving a feeling of semi-rural living whilst being so close to all the amenities of central London.

### Terms

Tenure Freehold

Guide Price £4,250,000 STC

Local Authority London Borough of Merton

Council Tax Banding H

EPC Rating D

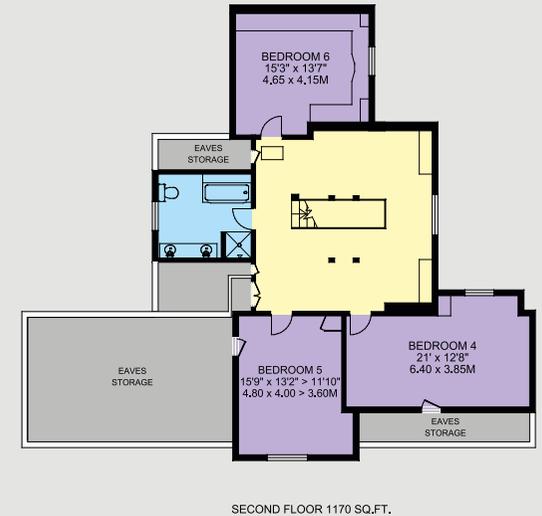
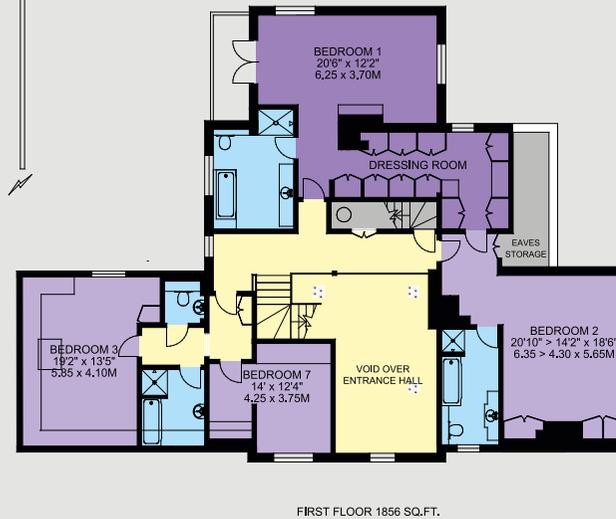
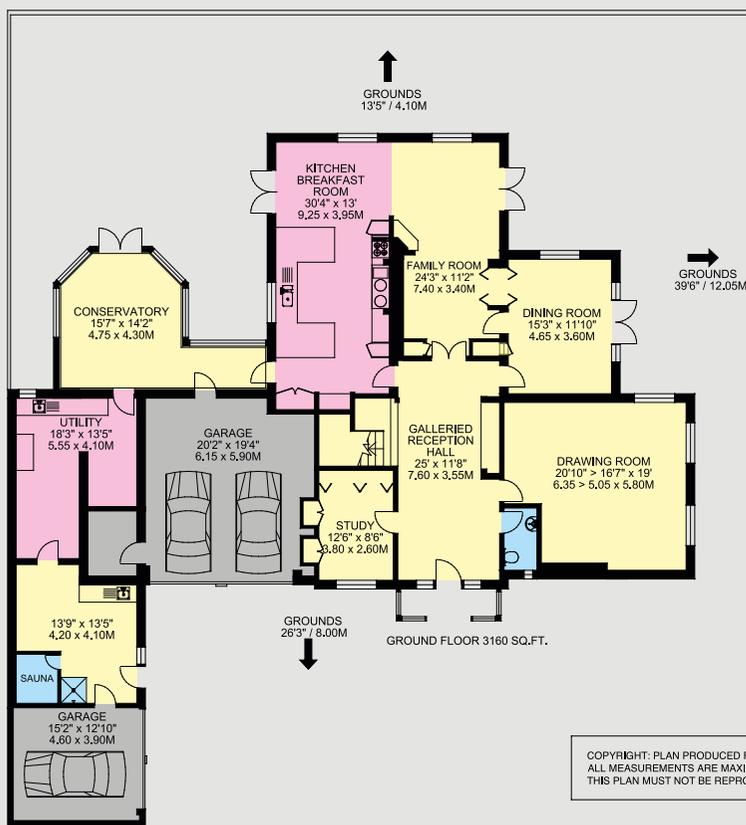
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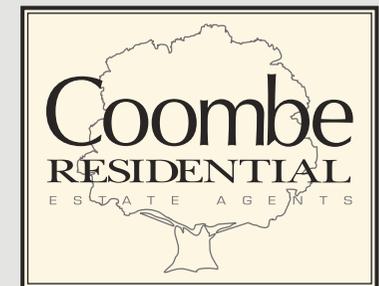


# WEST SIDE COMMON WIMBLEDON SW19

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
 = 5462 SQ.FT / 507.4 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 = 895 SQ.FT. / 83.1 SQ.M.  
**TOTAL AREAS SHOWN ON PLAN**  
 6357 SQ.FT. / 590.5 SQ.M.



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