



1-2 Lingfield Road
Wimbledon Village | London | SW19 4QA

FINE & COUNTRY

1–2 LINGFIELD ROAD

A Grand Family Retreat in the Heart of
Wimbledon Village



KEY FEATURES

Discover an extraordinary opportunity to call one of Wimbledon's finest addresses your home. Seamlessly blending the elegance of a bygone era with the comfort of modern living, this seven-bedroom detached residence on Lingfield Road is a warm and welcoming haven for family life. Originally two period houses, it has been ingeniously united and reimagined by the current owners, creating a rare offering that exudes both timeless charm and contemporary luxury—never before presented to the market in its beautifully finished form.

From the moment you step into the impressive reception hall, you'll sense the home's inviting spirit. Rich wood panelling, a stately open fireplace, and a graceful stone surround all set the tone for refined yet relaxed living. A magnificent bay-fronted double reception room draws your eye with its large windows, period fireplace, and built-in surround sound—perfect for both quiet family evenings and lively gatherings with friends.

At the heart of the home lies an elegant conservatory dining room, accessed through two sets of original French doors that fill the space with light. This airy oasis invites you to linger over meals while enjoying soothing views of the well-established garden. Step out onto the decked terrace to find a superb outdoor swimming pool equipped with a heavy-duty safety cover and a high-powered "swim jet." Surrounded by lush greenery, it feels like your own private retreat on sunny afternoons, while a charming brick outbuilding discreetly houses the pool's machinery.

For those working or studying at home, a comfortable study/TV area offers easy access to the terrace and pool—ideal for balancing productivity and relaxation. Meanwhile, the bespoke kitchen with its vaulted ceiling, abundance of cabinetry, stone worktops, and integrated appliances is a cook's dream, making family breakfasts or weekend baking sessions a delight. Additional conveniences such as a boot room, utility area, and guest cloakroom elevate everyday living, while a home gym means you can keep an active lifestyle without stepping out your front door.





















KEY FEATURES

Venture upstairs to discover the luxurious principal suite, featuring a fully fitted dressing room and a sumptuous en suite shower room—a soothing sanctuary at day's end. A generous guest suite overlooks the enchanting garden and also enjoys its own en suite. Three further double bedrooms, two with contemporary fitted wardrobes, and an additional family bathroom and shower room provide ample space for a growing or multi-generational family. On the top floor, two more double bedrooms, each with access to its own bathroom facilities, make guests feel instantly at home. If you need even more storage, you'll find extensive cupboards in the eaves and large cellar space below.



SELLER INSIGHT



Tucked away from the road, this elegant period home is a true sanctuary in the heart of Wimbledon Village. Steeped in history and lovingly modernised over the years, it has been home to one family since 1998. What makes it even more unique is its journey—from two separate houses to a grand, seamless residence designed for family living, entertaining, and making the most of its exceptional location.

The owners' story begins abroad. "We were living in Singapore when a friend needed to sell their home quickly. We needed more space, so we agreed to buy it as we loved the location!" they recall. Fate intervened a year later when the neighbouring property came up for sale, allowing them to merge the two houses in 1997-98. The result is a spacious and beautifully updated home that retains its Victorian charm while offering modern functionality.

For a family, this location is hard to beat. "It's fantastic for the Common and the Village, and it's a key catchment area for excellent schools. Our three girls went to The Study and then took the 93 bus to Putney High, and our son got his school bus to Rokeby and St. Paul's. Many schools are within walking distance, and even those further away provide school transport."

Though centrally located in the village, the home offers exceptional tranquillity. "It's incredibly quiet". The trees surrounding the back of the house make it completely secluded in spring and summer, providing great privacy.

Inside, the home's layout has been designed for both family life and social occasions. "It's a lovely family home where you can always keep an eye on the kids without them realising, whilst still having lots of space. As they grow older, their friends naturally want to meet in the Village, and they come to us first. The pool has been a great social hub for our kids."

The house has hosted countless gatherings, from large parties to an intimate lockdown wedding. "It's a great party house—we've had 90 people seated in the sitting room and even more in a marquee in the garden."

Beyond its functionality, the home's period features add to its charm. Built in 1860, it boasts an original servants' staircase near a small guest cloakroom. The property's Victorian architecture also provides natural cooling in the summer, making it a haven during heatwaves.

The modernisation process has been both extensive and sensitive to the home's character. "We have totally updated the house while maintaining its period charm. With so much glass, it gets fantastic light throughout the day."

The surrounding neighbourhood is equally inviting. "It's a lovely, friendly road. We have a WhatsApp group for finding plumbers and sharing recommendations, and we have had street parties for big occasions like the Jubilee."

As the owners prepare to move on, they reflect on what they will miss most. "We've loved living here for so many reasons. Our children have flown the nest, so it's time for another family to enjoy this wonderful home and create their own happy memories, just as we have."*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







LOCATION

Wimbledon Village Charm

Lingfield Road places you mere steps from Wimbledon High Street and the leafy expanse of Wimbledon Common. Enjoy the unique village atmosphere, where delightful shops, eateries, and pubs invite you to unwind after a stroll or horseback ride on the Common's 1,200 acres of scenic woodlands and open fields. With Wimbledon station less than half a mile away, you're just a quick train ride from central London—an idyllic blend of countryside tranquillity and city convenience. Top-rated schools, including King's College School and Wimbledon High School, sit comfortably within the neighbourhood, reflecting the area's family-friendly credentials.

This remarkable home is an invitation to create cherished memories in a setting that embodies Wimbledon's most appealing qualities: heritage, community, and effortless access to both the countryside and the city. Embrace a lifestyle that celebrates the best of English village charm and urban sophistication—all in one exceptional family residence.



INFORMATION

Utilities: Mains Water, Gas, and Electric

Tenure: Freehold | EPC: E | Council Tax Band: H

Viewings: Strictly by appointment with Fine & Country



Fine & Country Wimbledon, Battersea and Clapham

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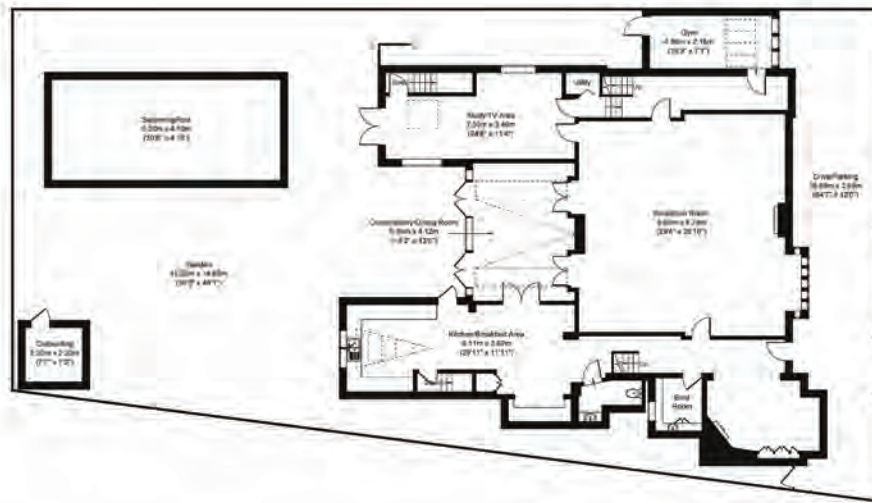
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Lingfield Road, LONDON SW19

Approximate Gross Internal Area

Cellar = 31.93 sq m / 343 sq ft
Ground Floor = 226.97 sq m / 2443 sq ft
First Floor = 159.62 sq m / 1718 sq ft
Second Floor = 65.89 sq m / 709 sq ft
Outbuilding = 5.10 sq m / 55 sq ft
Total = 489.51 sq m / 5288 sq ft



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 bearing before making any decisions reliant upon them.
Produced for Fine & Country

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		55 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



DANIEL WHITE

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Daniel White, dedicated estate agent and Director of Fine & Country Wimbledon, Battersea & Clapham, is defined by his core values that shape his professional endeavours. Generosity is at the heart of his commitment, as he unconditionally shares his time, expertise, and support with clients and those in need. For Daniel, knowledge is not just about information but about utilising experience to enhance customer experiences, spanning negotiation, marketing, and communication. Success, to him, is about achieving optimal results for his clients while cherishing moments with his loved ones. Maintaining a sense of calm amidst the bustling real estate world ensures clarity and sound decision-making for Daniel and his clients alike. His ambition goes beyond transactions; it's about building a thriving community where everyone benefits, establishing himself as a trusted advocate and community builder in the process.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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