



SOUTHSIDE COMMON

WIMBLEDON VILLAGE SW19



A UNIQUE CHARACTERFUL DOUBLE-FRONTED DETACHED PERIOD 'ARTS AND CRAFTS' SIX BEDROOM FAMILY HOME WITH SINGLE STOREY ONE BEDROOM ANNEX OVERLOOKING WIMBLEDON COMMON. BUILT ON A 0.4 ACRE PLOT CIRCA 1910 THIS WONDERFUL PROPERTY OFFERS HUGE POTENTIAL TO EXTEND (STPP)

SYMPATHETICALLY UPDATED WHILST PRESERVING ITS FEATURES AND CHARACTER

This characterful 'Arts and Crafts' detached house was built around 1910 and has been sympathetically updated by the current owners whilst preserving its features and character throughout. Offering superb lateral living space, the house faces onto Wimbledon Common, with all the principal rooms overlooking the Common.

Arranged across two floors, on the ground floor is a welcoming reception hall leading to a formal drawing room and dining room along with a study fitted with bespoke shelving and cabinetry. Period oak flooring is fitted across the hall way and the reception space. To the rear is a modern family kitchen with an open-plan breakfast/living area with Crittall style windows providing views of the garden. Additionally, the property also offers a fully fitted utility room, wine cellar and guest cloakroom.



The house features a main and a secondary staircase leading to the first floor. The principal bedroom suite boasts a luxurious bathroom suite with separate glass shower, a generous dressing room/nursery room and a guest suite with an en suite shower room. There are four further bedrooms, a family bathroom and a shower room. A large loft of nearly 1,600 sq ft offers the potential to extend the square footage further, subject to planning permission.

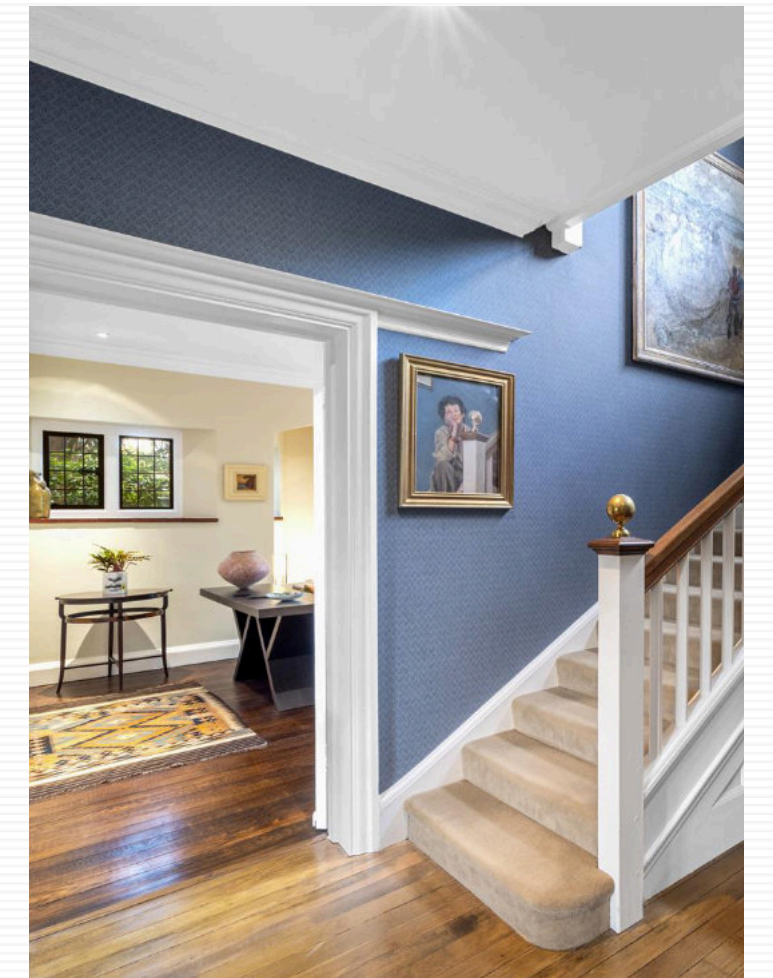
All the windows have been re-fitted with modern double glazing but with leaded light windows faithful to the original.

At the rear of the garden is a detached single-storey annex cottage with separate pedestrian and vehicular access from Murray Road. This would be ideal for use as staff/granny accommodation, a separate office/gym or a rental property with a private paved courtyard to the front and access to the main garden to the rear.

The annex boast a generous living room, with pocket doors to a modern kitchen/breakfast room, a double bedroom and a modern shower room, all with underfloor heating.

Externally, the plot offers just over 0.4 acres of landscaped southerly facing walled garden with a large driveway with parking for several cars to the front. At the rear the main garden is mainly laid to lawn whilst also boasting well stocked beds and borders and a wide paved terrace perfect for outside entertaining.

**ALL THE WINDOWS HAVE
BEEN REFITTED WITH
MODERN DOUBLE GLAZING
WITH LEADED TRIM
FAITHFUL TO THE ORIGINAL**

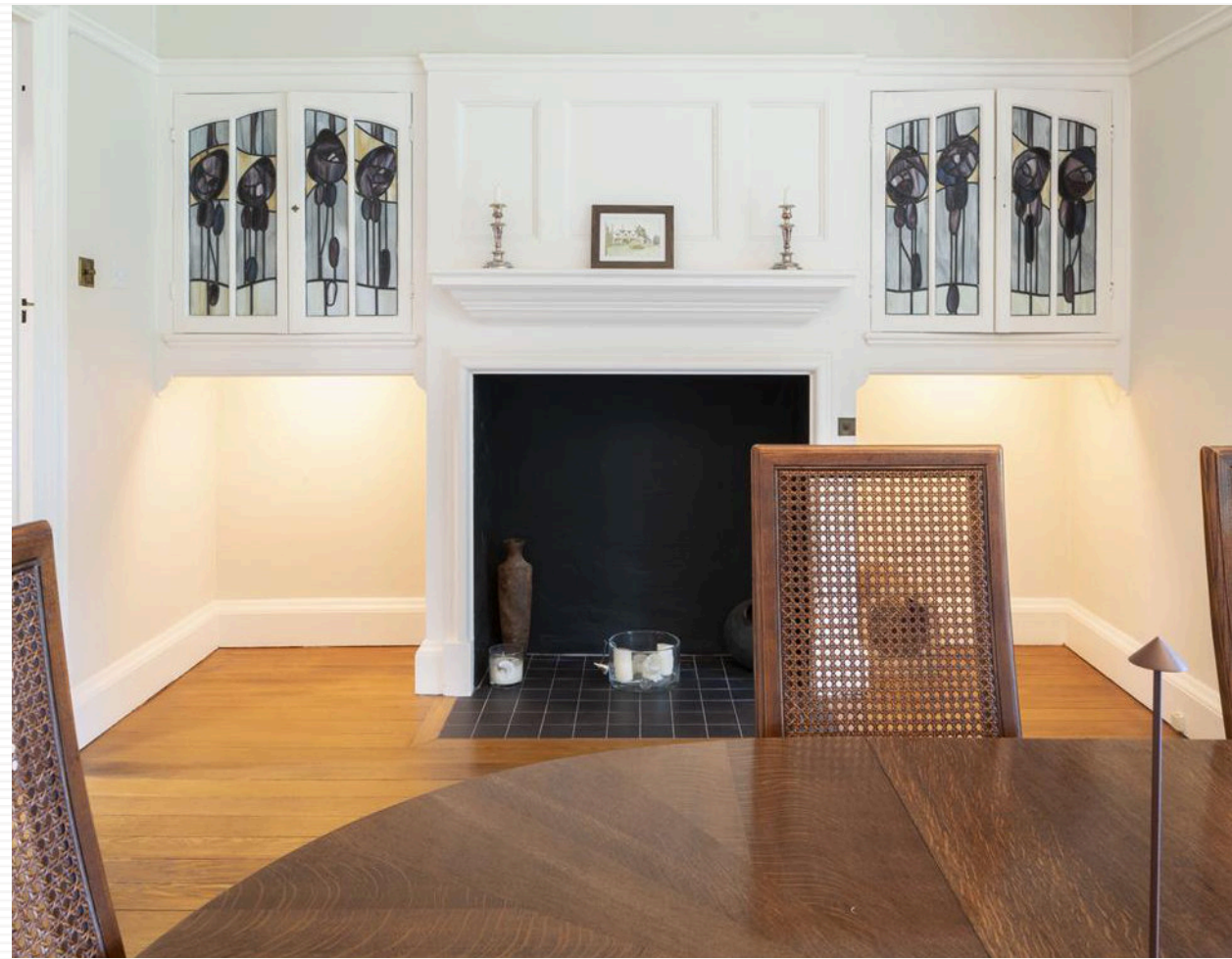




ACCOMMODATION FEATURES

- Period Detached 'Arts & Crafts' House
- Heart of Wimbledon Village
- Overlooking Wimbledon Common
- 6 Bedrooms
- 4 Reception Rooms
- 4 Bathrooms
- Detached One Bedroom Annex Cottage

- Excellent Lateral Living Space
- South-Easterly Aspect Garden
- Off Street Parking
- EPC Rating D
- Council Tax Rating H
- Just Over 0.4 Acre Plot
- Huge Potential To Extend











LOCATION

The house is located on arguably one of the best roads in Wimbledon Village, boasting spectacular views from the south side of Wimbledon Common, whilst the heart of the Village is approximately 200 metres away.

Local leisure facilities in the area include several renowned golf clubs, horse riding cricket, squash and of course tennis.

Locally there are a number of highly regarded schools, including King's College School, Wimbledon High School and The Study Prep.

Wimbledon train station provides a link to central London with Waterloo (approximately 20 minutes). Both Gatwick and Heathrow are around 45 minutes away.

INTERNAL DIMENSIONS
(approx.)
4,460 Sq ft
414.40 Sq M

Plus area:
1597 Sq ft - 148.40 Sq M

GARDEN STUDIO
(approx.)
653 Sq ft
60.70 Sq M

Plus area:
290 Sq ft - 29.90 Sq M

TOTAL AREA SHOWN
7000 Sq ft
650.30 Sq M

TENURE: Freehold
PRICE: £9,500,000
LOCAL AUTHORITY: Merton
COUNCIL TAX: H

Floor plans

Drawn in accordance with RICS guidelines these plans are for guidance only and do not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate.

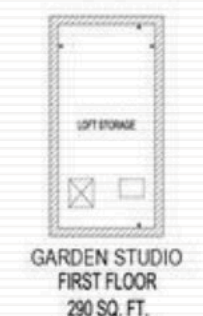
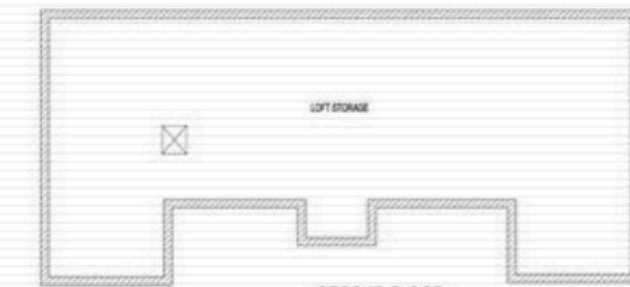
Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/ distances are approximate and should not be used to value a property or be the base of any sale/let.

Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given.

Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of any lease and service charge (if applicable) have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.

Energy Efficiency Rating		Environmental Impact Rating	
Current	Potential	Current	Potential
(92 to 100) A	(72 to 100) A	(100 to 100) A	(100 to 100) A
(81 to 91) B	(62 to 91) B	(81 to 91) B	(81 to 91) B
(69 to 80) C	(50 to 80) C	(69 to 80) C	(69 to 80) C
(55 to 68) D	(39 to 68) D	(55 to 68) D	(55 to 68) D
(39 to 54) E	(21 to 54) E	(39 to 54) E	(39 to 54) E
(21 to 38) F	(1 to 38) F	(21 to 38) F	(21 to 38) F
(1 to 20) G	(1 to 20) G	(1 to 20) G	(1 to 20) G





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