



Orchard Grove, Wimbledon SW20

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# Orchard Grove, Wimbledon SW20

A high specification four bedroom, three bathroom detached new build home on a private gated residential road in West Wimbledon, built by the esteemed Broadhaven Group.

Located in a secluded and sought-after West Wimbledon position, this exclusive new gated development of just five contemporary houses offers the best modern family living.



**Tenure:** Available freehold

**Local authority:** London Borough of Merton

**Council tax band:** D

## Description

An inviting entrance hall sets the scene for this high-specification four-bedroom, three-bathroom detached family home and offers abundant light and quality, benefitting from underfloor heating throughout, a fully integrated multiroom AV system and high energy efficiency with solar panels. The hub of the house is a spacious kitchen entertaining area, offering versatile living accommodation with three zones and access to the secluded rear garden. The eye catching floating staircase forms the centre of the house and there is also a handy cloakroom.

Spread across the upper floors are four bright and airy, well-proportioned bedrooms with ample fitted wardrobes and three luxury bathrooms, including a fantastic principal suite that spans the entire top floor and offers two balconies. Outside, there is a secluded rear garden, off street parking and an EV charger. There is also the added benefit of membership to the tennis courts in Holland Garden.





## Location

Orchard Grove is a cunningly concealed private gated road located off Orchard Lane and backing on to Holland Garden. Wimbledon offers a quality of life more akin to the country than London. The area includes Georgian, Edwardian and Victorian houses and many green open spaces, including Wimbledon Common and Wimbledon Park.

At the heart of Wimbledon Village is a comprehensive range of boutiques, independent retailers, chic restaurants, and chic cafe's. Highly regarded for its association with tennis, Wimbledon has hosted the oldest tennis championship in the world since 1877.

Wimbledon (1.1 miles) is the only London station with an interchange between rail, Underground and Tramlink services. Transport links to central London are fast and frequent, with regular services to London Waterloo (19 minutes). The District Line provides other options, as well as Thameslink to London Blackfriars and London St. Pancras International for the Eurostar. Raynes Park Rail Station (0.5 miles) is also nearby.

Wimbledon is renowned for its commitment to educational excellence. The area boasts a world-class reputation for its schools, with notable independent institutions including Kings College School, Wimbledon High School, Putney High School, Wimbledon Common Prep and The Study Prep all within close proximity as is Hollymount Primary School. These schools offer a top-tier education that attracts students from around the world, making Wimbledon a hub for academic achievement and intellectual growth.

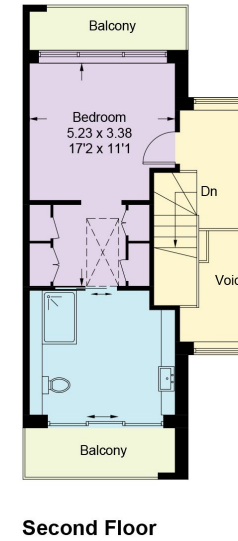
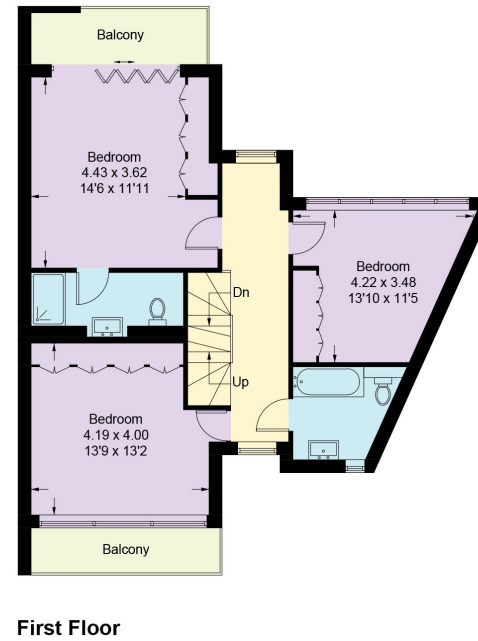






# Orchard Grove, SW20

Approximate Gross Internal Area  
 Ground Floor = 73.3 sq m / 789 sq ft  
 First Floor = 72.5 sq m / 780 sq ft  
 Second Floor = 36.4 sq m / 392 sq ft  
 Total = 182.2 sq m / 1961 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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