



Burghley Road, Wimbledon **SW19**





The Property

This remarkable seven bedroom, seven bathroom detached new build residence is the epitome of luxury and is nestled on a much sought-after, tree-lined residential road in the heart of Wimbledon Village moments from the All England Lawn Tennis Club.

With a 32m frontage, 0.6 acre south west facing plot, an inviting carriage driveway, underfloor heating throughout, air filtration system and air conditioning in the principal rooms, this spectacular family home is filled with an abundance of natural light and is mainly spread over only two floors, offering all the benefits of lateral living for modern family life.

The entrance hall leads to various versatile living spaces including a fantastic rear aspect kitchen entertaining area that cleverly links the snug, dining room and family room. Four further receptions enhance this home's sophisticated design and high-quality finishes with front aspect studies, a cinema room and an additional entertaining area opening on the rear aspect patio area. There is also a handy separate utility room, plant room and an integral double garage.

The first floor offers five well proportioned, bright and airy, meticulously crafted bedroom suites, all with ample fitted wardrobe space, including a spectacular principal suite with a luxurious en-suite bathroom, a spacious dressing room and a balcony that spans the entire rear aspect of the property overlooking the secluded south west facing rear garden.

There are two additional bedroom suites on the second floor as well as a fitted kitchen.

Ample off-street parking can be found to the front and the garden is laid mainly to lawn, well screened by mature hedging and offers a multi purpose summer house or possible gym area.





Location

Wimbledon offers a quality of life more akin to the country than London, and Burghley Road is considered one of Wimbledon Village's finest roads, offering easy access to the High Street and Common.

Highly regarded for its association with tennis, Wimbledon has hosted the oldest tennis championship in the world since 1877. Plenty of other leisure facilities abound, including riding stables, golf clubs, tennis courts and other sports clubs.

Wimbledon (0.9 miles) is the only London station with interchange between rail, Underground and Tramlink services. Transport links to central London are fast and frequent with regular services to London Waterloo (19 minutes). Other options are provided by the District Line and also Thameslink to London Blackfriars and London St. Pancras International for the Eurostar. The A3/M25 road network offers excellent access to both Heathrow and Gatwick airports.

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. These schools offer a top-tier education that attracts students from around the world, making Wimbledon a hub for academic achievement and intellectual growth.

Tenure: Freehold

Guide Price: £12,000,000

Local Authority: London Borough of Merton

Council Tax Band: H

EPC: D





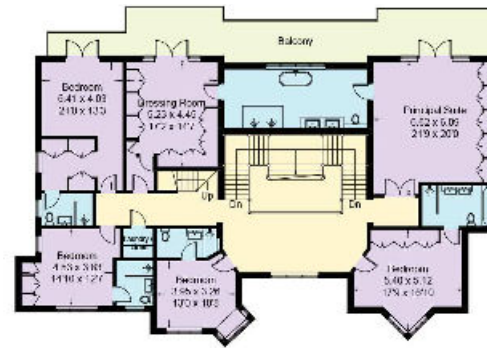


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Approximate Gross Internal Area
 Ground Floor = 472.0 sq m / 5081 sq ft
 First Floor = 264.8 sq m / 2850 sq ft
 Second Floor = 62.6 sq m / 674 sq ft
 Garden Room = 27.0 sq m / 291 sq ft
 Total = 826.4 sq m / 8896 sq ft
 (Including Garage)



Second Floor



First Floor



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1089480)

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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