



Orchard Grove, Wimbledon SW20

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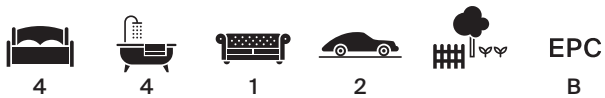
# Orchard Grove, Wimbledon

## SW20

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A high specification four bedroom, four bathroom new build home on a private gated residential road in West Wimbledon, built by the acclaimed 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 in 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, four bathroom family home and offers an abundance of light and quality, benefitting from underfloor heating throughout, fully integrated HVAC system, pre-wired multi room AV system and high energy efficiency with solar panels. The hub of the house is a spacious Pentangle designed kitchen entertaining area with bifold doors opening on to the secluded rear garden overlooking Holland Garden. The eye catching floating oak and glass staircase forms the centre of the house and there is also a front aspect reception, separate utility room and a handy cloakroom.

Spread across the upper floors are four bright and airy, well proportioned bedroom suites all with luxurious en-suites, ample fitted / walk-in wardrobes and private balconies. Outside, there is a secluded rear garden, off street parking for two cars and an EV charger. There is also the added benefit of membership to the tennis courts in Holland Garden.





## Location

Orchard Grove is a 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 cafes.

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 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. 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.

















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Approximate Gross Internal Area  
 Ground Floor = 72.6 sq m / 781 sq ft  
 First Floor = 73.3 sq m / 789 sq ft  
 Second Floor = 51.7 sq m / 556 sq ft  
 Total = 197.6 sq m / 2126 sq ft



**Ground Floor**

**First Floor**

**Second Floor**

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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We would be delighted to tell you more

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