



Marryat Road, Wimbledon **SW19**

The Property

It's rare for design and build opportunities to arise in the heart of Wimbledon Village, particularly at the Village end of the much sought-after Marryat Road. This five bedroom, two bathroom detached family home sits on a westerly facing plot of 0.27 acres and has a positive pre-application to replace it with a significantly larger detached family home, akin to other more substantial homes nearby on the road. The current house comprises a spacious double length, dual aspect reception room with parquet flooring, a modern kitchen/dining room, a useful utility room, cloakroom and an integral garage. To the rear is a well screened, westerly facing garden with a secluded patio area. The first floor offers five well proportioned, bright and airy bedrooms (one with a dressing room), and all with fitted wardrobes. There are two family bathrooms.

Wimbledon offers a quality of life more akin to the country than London, and Marryat Road is considered one of Wimbledon Village's finest roads, offering easy access to the High Street and Common. The area offers a wide range of recreation including tennis, golf and riding. The A3 links to the M25 network to both Heathrow and Gatwick Airports. The area also boasts an excellent 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.

Guide Price: £4,000,000

Tenure: Freehold

Local Authority: London Borough of Merton

Council Tax Band: H

EPC: C



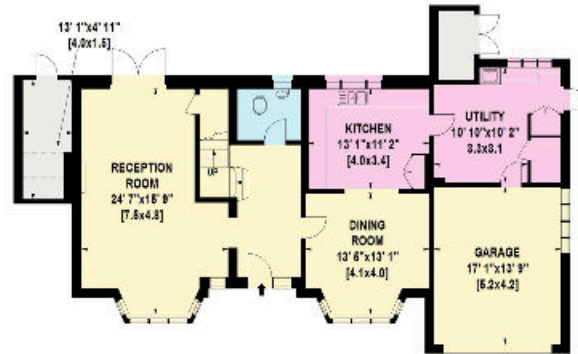




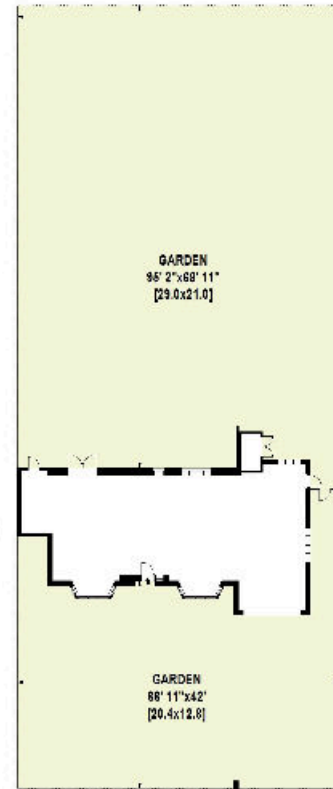




FIRST FLOOR



GROUND FLOOR



SITE PLAN

MARRYAT ROAD, SW19

Approximate Gross Internal Area :	233.9 Sq. metres 2518 Sq. feet
Including Garage :	21.8 Sq. metres 235 Sq. feet
Excluding Out Buildings :	9.3 Sq. metres 100 Sq. feet

Floor Plan produced for Knight Frank by Rays Floorplans T. 020 3397 4884
 Intended for identification purposes only, not to scale.
 All measurements and areas are approximate, and include variations when appropriate.
 This Floorplan has been prepared in accordance with the standards of the RICS code of measurement practice.

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We would be delighted to tell you more

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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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Particulars dated May 2024. Photographs and videos dated May 2024.

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