



Somerset Road, Wimbledon **SW19**

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# Somerset Road, Wimbledon

## SW19

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A beautiful detached, high specification, eight bedroom house near Wimbledon Village and Common.

Newly built with underfloor heating and multiple leisure facilities, including a gym, sauna and steam room.



EPC  
B

**Guide price:** £6,750,000

**Tenure:** Available freehold

**Local authority:** London Borough of Merton

**Council tax band:** H



## The Property

A magnificent recently built eight bedroom, five bathroom detached family house built in contemporary style with underfloor heating throughout, exceptional ceiling and door heights and leisure facilities including a gym, steam room and sauna. Offering an excellent balance of stylish entertaining space and practical family living, the grand ceiling heights add to the sense of light and volume. The welcoming central entrance hall leads to a double length triple aspect drawing room and a fabulous bespoke kitchen entertaining area with Miele appliances and Corian work surfaces. The ground floor also offers a front aspect study, separate utility room, integral garage, guest cloakroom and a pantry. The lower ground floor has a huge rear elevation multi purpose family room leading to a terrace. This expansive floor also offers a cinema room, gym, guest / nanny bedroom suite, a steam room and sauna and an additional utility room. Spread across the upper floors are seven well proportioned, bright and airy bedrooms including an exquisite principal suite on the first floor with a spacious dressing room and a contemporary Jack-and-Jill bathroom suite leading to an additional bedroom.

The house has an integrated Home Automation system with Central hub distribution of audio, visual, and computer network, programmable mood lighting to selected rooms and programmable heating and cooling. The property enjoys a plot size approaching 0.5 acres and planning permission in perpetuity for an outdoor 85 sqm outhouse and swimming pool. This can be used as a leisure complex, an outdoor studio/office, an annex or a summer room.

## Location

Somerset Road is a peaceful residential road just off Wimbledon Common and with easy access to Wimbledon Village too. Wimbledon offers excellent transport links to Central London and the City via the District Line Tube and Mainline stations and via public transport or car to both Heathrow and Gatwick Airports. There are many excellent local schools in both the state and public sectors, and leisure facilities abound with tennis courts and clubs, riding stables, golf courses, clubs, and sports clubs.



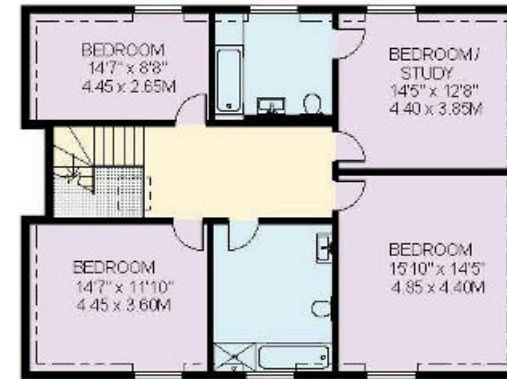
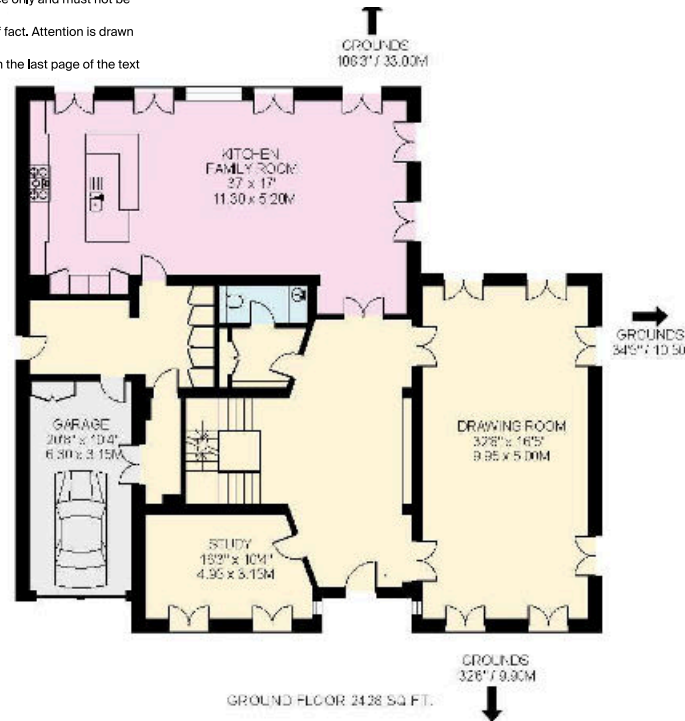
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**Approximate Internal Floor Area  
7622 SQ.FT. / 708.1 SQ.M.**



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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Particulars dated December 2023. Photographs and videos dated December 2023.

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