



Marryat Road, Wimbledon **SW19**

The Property

Located on one of Wimbledon Village's favourite tree-lined residential roads, this substantial six bedroom, three bathroom detached family home benefits from ample off-street parking and a secluded westerly facing rear garden.

The welcoming central entrance hall leads to two spacious front aspect receptions with typical high ceilings of a property of this era, and one with a feature fireplace. To the rear of this enchanting home is a fantastic three zoned semi open plan entertaining area with a drawing room leading through to a family room and the kitchen breakfast room that links back to the entrance hall. There is also a separate utility room and a WC.

Spread across the upper floors are six well proportioned, bright and airy bedrooms and three bathrooms, including an impressive rear aspect principal suite with views on to the lovely westerly facing secluded garden.

The rear garden is well screened and laid mainly to lawn with a useful patio area ideal for relaxing and entertaining. There is also ample off-street parking to the front.

Guide Price: £4,750,000

Tenure: Freehold

Local Authority: London Borough of Merton

Council Tax Band: H

EPC: E





Location

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 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. Plenty of other leisure facilities abound, including riding stables, golf clubs, tennis courts and other sports clubs.

Wimbledon (0.8 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.





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Approximate Gross Internal Area = 389.6 sq m / 4194 sq ft

Eaves Storage = 33.9 sq m / 365 sq ft

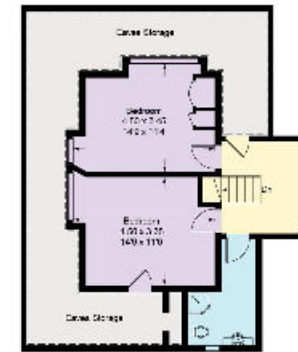
Total = 423.5 sq m / 4559 sq ft



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.

Knight Frank

58 High Street,
Wimbledon
London SW19 5EE
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Christopher Burton FNAEA
020 3815 9417
chris.burton@knightfrank.com



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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