



Lingfield Road, Wimbledon **SW19**



The Property

This charming Victorian semi-detached family home is perfectly positioned in the heart of Wimbledon Village, offering a rare blend of period elegance and modern convenience. With four/five bedrooms, four bathrooms, and a stunning landscaped garden extending over 110 feet, this exquisite residence presents a unique opportunity to create one's forever home. The welcoming entrance hall to the raised ground floor impresses with soaring ceilings and beautifully appointed reception rooms. Two principal reception rooms sit adjacent to one another, separated by elegant wooden doors, each featuring period fireplaces, intricate detailing and large sash windows that flood the space with natural light. A further reception room, currently used as a study, is located on the lower ground floor, alongside the spacious kitchen and dining area, which enjoys direct access to a charming patio and the generous garden beyond.

Spread across the upper floors is well-arranged bedroom accommodation with fitted wardrobes, including three stylishly designed bath/shower rooms. Additional conveniences include cloakrooms on each level and a separate utility room near the kitchen. The picturesque rear garden has been thoughtfully landscaped, offering a private sanctuary with mature planting, a spacious entertaining area and a superb heated outdoor swimming pool. The property further benefits from ample off-street parking, making this a truly exceptional home in one of Wimbledon Village's most sought-after locations.

Guide Price: £4,500,000

Tenure: Freehold

Local Authority: London Borough of Merton

Council Tax Band: H

EPC: D





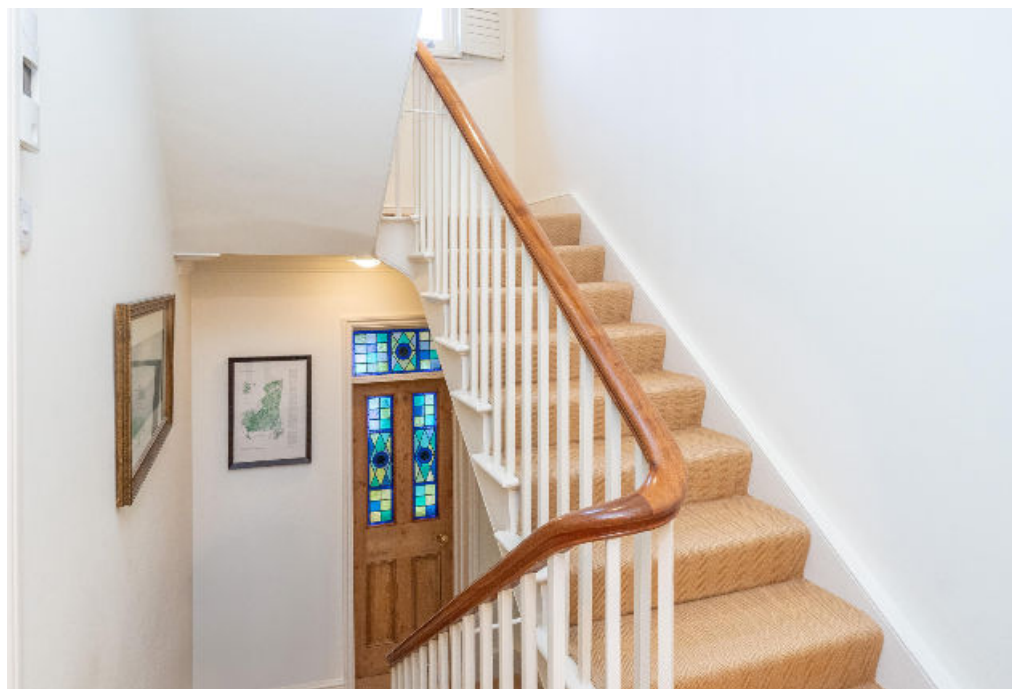
Location

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. 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 = 235.4 sq m / 2534 sq ft

Garage / Storage = 16.2 sq m / 174 sq ft

Total = 251.6 sq m / 2708 sq ft

(Excluding Shed)

Loft = 12.2 sq m / 131 sq ft



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

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I 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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