



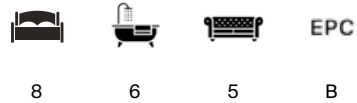
SOMERSET ROAD

Wimbledon, SW19



SOMERSET ROAD

A beautifully built eight bedroom detached family house near
Wimbledon Village & Wimbledon Common.



Local Authority: London Borough of Merton

Council Tax band: H

Tenure: Freehold

Guide Price: £5,500,000



ABOUT THE PROPERTY

A magnificently 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. Light floods through the interior of this fantastic residence with understated luxury and subtle detailing with contrasting textures. 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.

Most of the rooms enjoy a lovely open outlook, and there is an attractive level rear garden, well screened and laid mainly to lawn with ample off-street parking to the front.

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, a granny annex or a summer room.



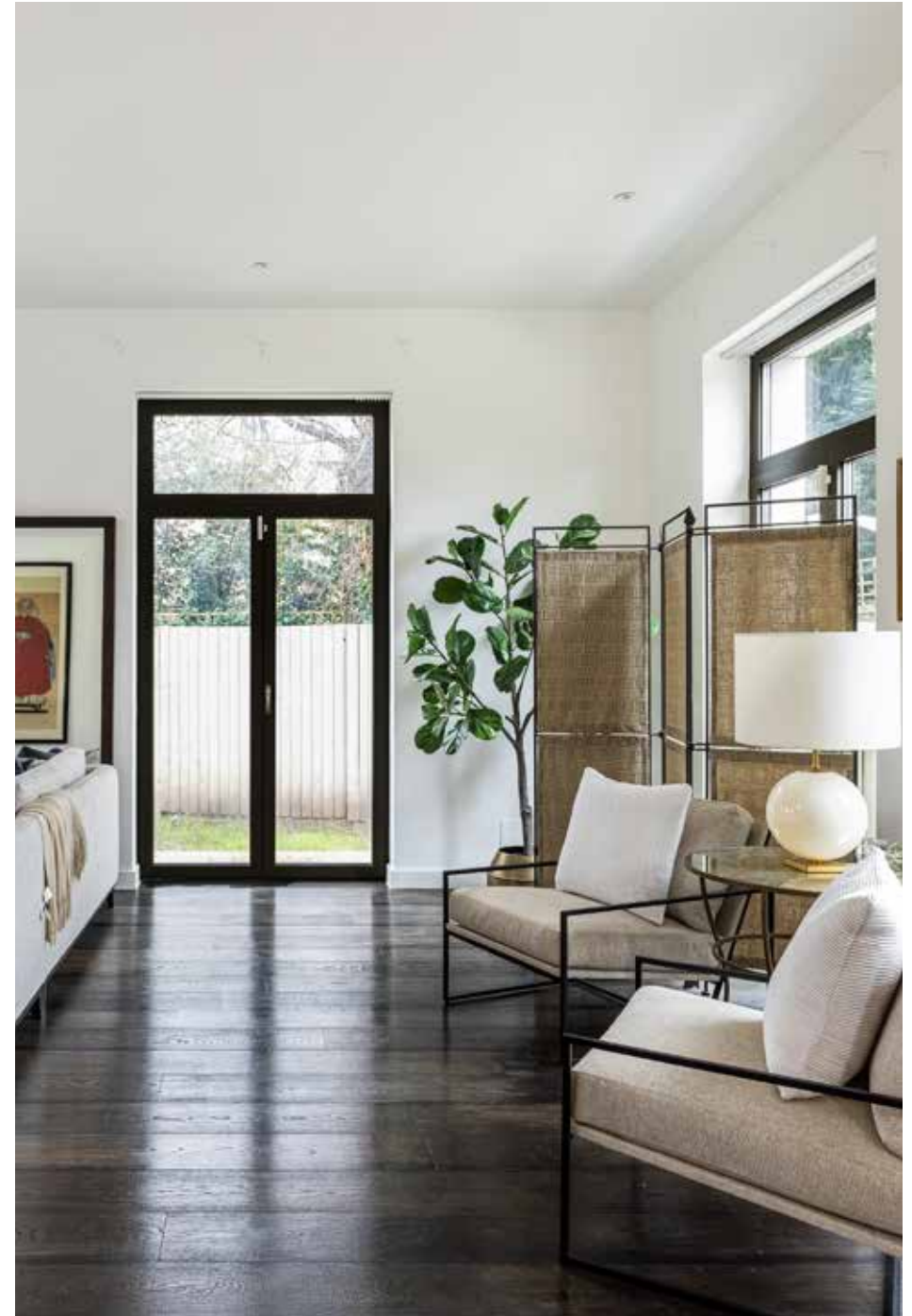
Please note, imagery was taken at the point of the development completing and some imagery is CGI to visualise furnishings.



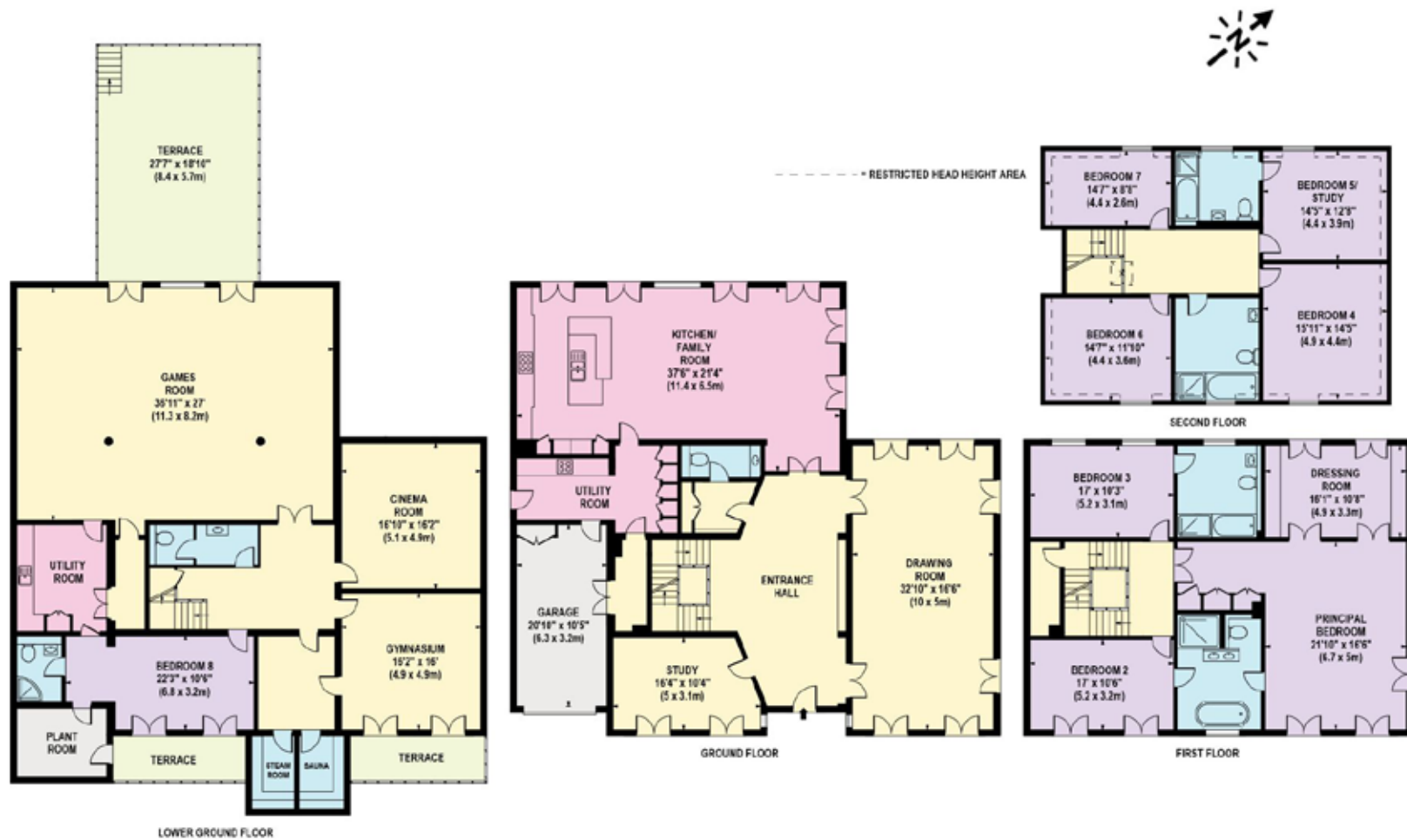


PROPERTY LOCATION

Somerset Road is a peaceful residential road just off Wimbledon Common with easy access to Wimbledon Village. Wimbledon (1.1 miles) is the only London station with an interchange between rail, Underground and Tramlink services. Transport links to central London are fast and frequent, and there are regular services to London Waterloo (19 minutes). The District Line provides other options 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.







Approximate Gross Internal Area = 720 sq m / 7754 sq ft (Including Garage and Restricted Height)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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