



ARTERBERRY ROAD

Wimbledon, SW20



ARTERBERRY ROAD

A substantial gated seven bedroom detached residence for sale in Wimbledon with an indoor pool complex and south west facing gardens.



Local Authority: London Borough of Merton

Council Tax band: H

Tenure: Freehold

Guide Price: £6,000,000



A PERFECT BLEND OF LUXURY AND FAMILY LIVING

Extending to over 6,500sqft and set within beautifully landscaped south west facing grounds of approximately 0.3 acres, this impressive detached modern home combines generous proportions with outstanding leisure facilities and a superb sense of privacy. Designed with family living and entertaining in mind, the versatile accommodation is arranged with an inviting flow of space. The ground floor includes a front aspect dining room, a double-length formal reception overlooking the gardens, and a study ideal for home working. The lower ground floor forms the heart of the home, featuring a dramatic open-plan kitchen entertaining area that opens directly onto the indoor swimming pool complex – a rare feature that seamlessly links to the secluded rear garden. This level also includes a versatile gym or games room and a separate utility room.







IDEAL FOR MODERN FAMILY LIFE

Spread across the upper floors are seven well-proportioned, bright and airy bedrooms and six bathrooms, five of which are en-suite. The principal suite occupies the entire rear wing, complete with a walk-in dressing room and a luxurious bathroom featuring twin basins, a freestanding bath, and a separate shower enclosure.

A further study on this level provides additional flexibility. Outside, the south west facing garden offers a covered BBQ area and multiple terraces for dining and relaxation, perfectly positioned to enjoy the sun throughout the day, while to the front, electric gates open to a generous driveway providing ample off-street parking. A remarkable home that offers space, comfort and a wonderful balance of formality and leisure — ideal for modern family life.







TRANSPORT & EDUCATION

Wimbledon (1 mile) 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 93 bus offers 24-hour access to Wimbledon as well as both Putney and Wimbledon Mainline and District Line stations and 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.



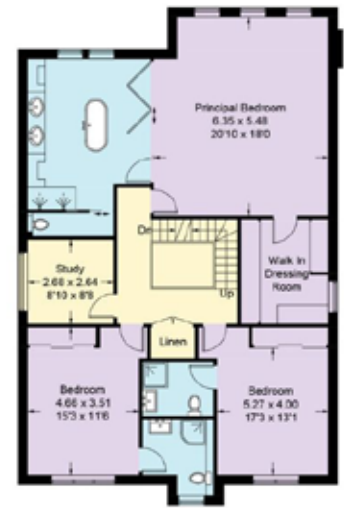




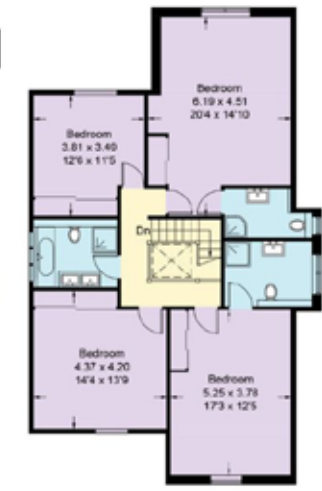
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 610.6 sq m / 6572 sq ft
 Outbuildings = 6.7 sq m / 72 sq ft
 Total = 617.3 sq m / 6644 sq ft

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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