



RIDGEWAY GARDENS  
LONDON, SW19

GRANT J BATES  
— PROPERTY —



## Where luxury living meets contemporary design in Wimbledon Village

GJB

### Ridgeway Gardens, London, SW19

#### Freehold

- Six Bedrooms
- Six Bathrooms
- Near 7,000 Sq Ft
- Detached New Build
- Off Street Parking
- Bespoke Italian Kitchen
- Nanny Suite
- Full Spa & Zen Garden
- Cinema Room
- Wine Room

#### Description

Set discreetly within one of Wimbledon Village's most prestigious enclaves, this detached, newly built six bedroom, six bathroom house unfolds across close to 7,000 sq ft, complete with off street parking. Architectural in scale yet calm in execution, the house has been designed around light, proportion, and materiality as much as functionality, delivering a home that feels both impressive and effortlessly liveable.

The entrance sequence sets the tone. Large format Italian stone runs underfoot across the ground floor, paired with clean lines and carefully considered detailing. A series of formal and informal entertaining spaces unfold, including a beautifully appointed drawing room and a separate study, both enhanced by bespoke cabinetry and refined joinery.

Grant J Bates

Founder

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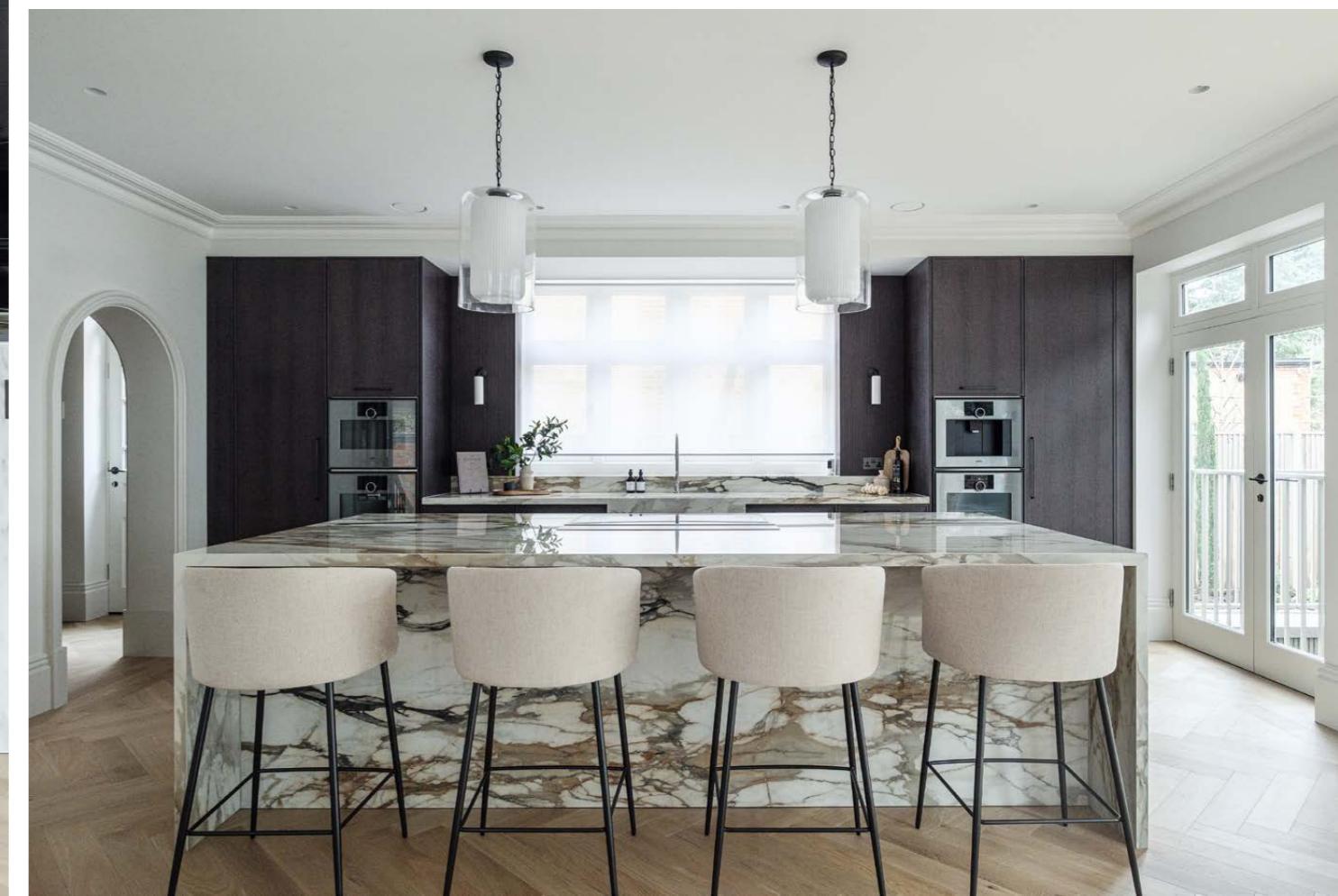
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To the rear, the house opens dramatically. The width is immediately apparent, with floor to ceiling glazing and sliding doors drawing light deep into the plan and framing an east facing landscaped garden. At the heart of this space, a mature olive tree is framed within the glazing, introducing a natural focal point and reinforcing the connection between inside and out. Oak herringbone flooring introduces warmth throughout, complemented by more architectural touches such as silver birch cladding.

At the centre, a bespoke Italian kitchen anchors the house, defined by sculptural stone worktops and a full suite of Gaggenau appliances. It is designed to perform without ever dominating, flowing into dining and living spaces as one cohesive environment. Corston ironmongery runs consistently throughout, reinforcing the attention to detail at every touchpoint. There is a prep kitchen or pantry too, complete with side access.

The lower ground floor is exceptional, both in scale and design. A full spa with steam room and sauna is positioned opposite a striking zen garden, creating a deliberate moment of contrast between wellness and visual impact. Beyond, a cinema room, games room, bar, gym, and a dedicated wine room are all thoughtfully arranged to form a complete leisure level. A well proportioned staff or nanny suite sits discreetly alongside a fully equipped utility room with Miele appliances. This is a floor designed as much for retreat as it is for entertaining.



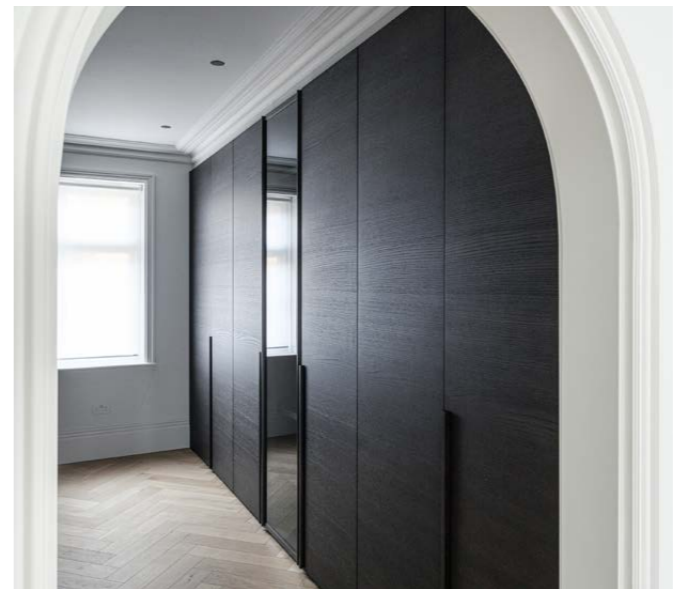


Across the upper floors, six double bedrooms are arranged with clarity and intent, each with its own en suite. The principal suite is particularly impressive, occupying almost half of the first floor plate, and featuring a bespoke Italian dressing room alongside a beautifully finished en suite bathroom with freestanding bath, walk in shower, discreet WC, and double vanity. Bathrooms throughout are finished with book matched stone, adding a further layer of refinement and consistency, while Italian cabinetry continues across the bedroom suites.

The specification is quietly exceptional. Underfloor heating runs throughout, complemented by integrated air conditioning, a Sonos sound system, and Rako lighting. Materials have been selected for both longevity and tactility, from natural stone to oak flooring, ensuring a consistent sense of quality across every element of the home.

Sustainability has been carefully considered, with advanced insulation, air source heat pumps, and energy efficient systems integrated seamlessly into the fabric of the building, reducing environmental impact and ongoing costs without compromising comfort.





The result is a true turnkey home where architecture, interior design, and engineering are fully aligned, delivering a rare level of cohesion across volume, light, and finish.

### Situation

Ridgeway Gardens sits at the heart of Wimbledon Village, one of south west London's most established and desirable residential settings. Known for its balance of village character and connectivity, the area offers a mix of independent boutiques, cafés, and restaurants alongside more established names, all within a short walk. Wimbledon Common and the surrounding green open spaces provide a rare sense of openness, while the area is particularly well regarded for both state and private schooling. Wimbledon station offers fast and direct routes into central London, alongside convenient road access in and out of the city.

### Additional Information

Local Authority: Merton

Council Tax Band: H

EPC Rating: B

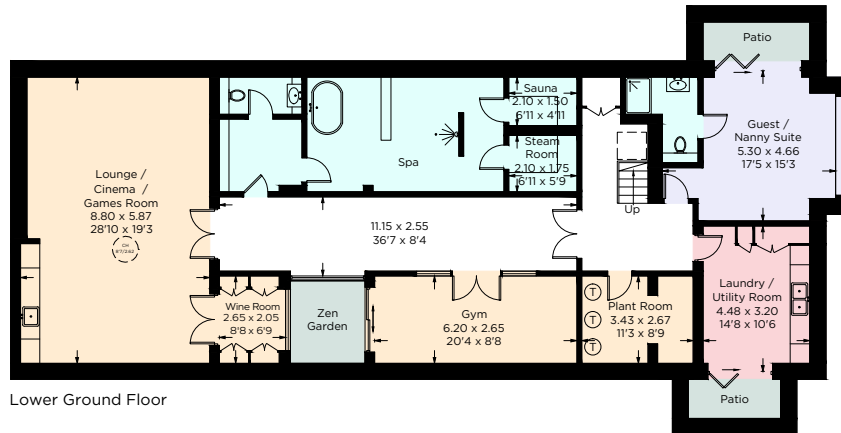


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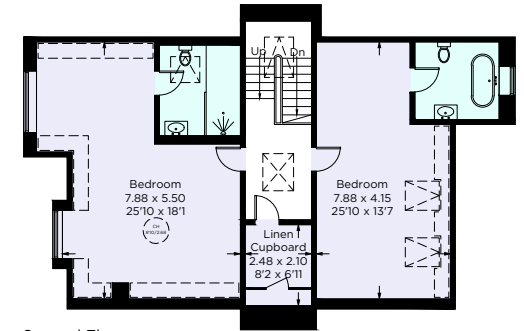




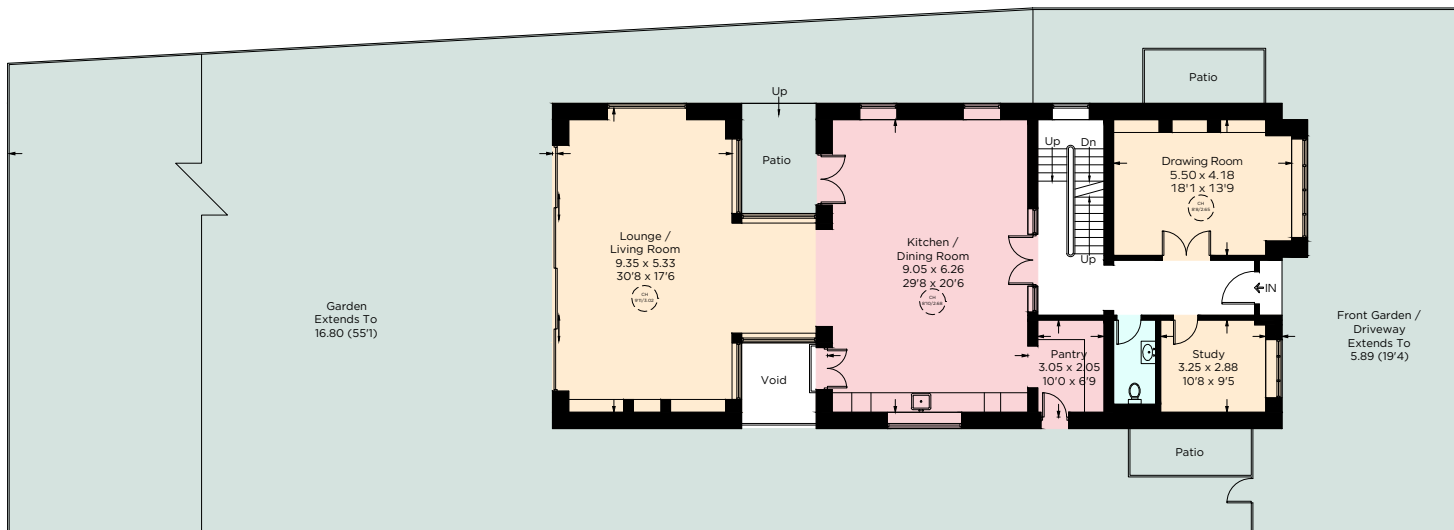
= Ceiling Height  
 = Reduced headroom below 1.5m / 5'0"



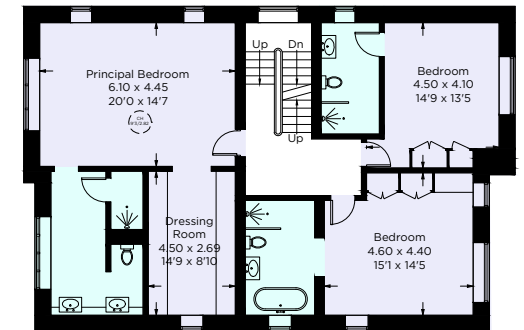
Lower Ground Floor



Second Floor



Ground Floor



First Floor

## Ridgeway Gardens

Approximate Gross Internal Area = 627.7 sq m / 6757 sq ft

Approximate Gross External Area = 482.8 sq m / 5197 sq ft

**Important Notice:** These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fitings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.