



Murray Road, London, SW19

Guide Price £3,950,000 Freehold

Village Location, Conservation Area, Locally Listed, Detached, Edwardian Property, Arts & Crafts, Period Features, Seven Bedrooms, Drawing Room, Dining Room, Study/Sitting Room, Kitchen/Breakfast Room, Utility Area, Guest Cloakroom, Second Utility, Loft Room, Studio/Sun Room, South-West Garden, Garage, Private Parking.



Description

Sherborne Lodge is a substantial detached Edwardian property retaining many period features, including Arts and Crafts influences. The locally listed house is set in a prime residential road close to the Village and Common. Set over three floors the charming property currently offers seven bedrooms, excellent reception space, a garage and off-street parking plus a delightful south-west facing garden. A spacious entrance hallway, with wood flooring and an open fireplace, leads to the drawing room with lovely views and doors to the garden. The separate dining room features period oak panelling, an open fireplace and doors to the patio and garden. The generous kitchen/breakfast room, with bay window, offers a good range of units, integrated appliances and space for additional appliances. An adjoining utility area offers more storage and a guest cloakroom. A sitting room/study completes the ground floor. The first floor comprises a master bedroom with storage and spacious en suite bathroom. There are three further bedrooms, a family bathroom with separate WC, utility room and a large studio/garden room with lovely views and steps down to the garden. The top floor provides three bedrooms and a large loft room offering scope for conversion.

Situation

Murray Road is one of the premier roads in Wimbledon, very close to the Common and the Village with its range of exclusive boutiques, restaurants and bars. It is also conveniently located for the town centre with further shopping facilities, District Line link and mainline station with services to Waterloo. The area is renowned for its excellent schooling in both the state and public sectors, and locally there is a variety of recreational facilities including golf, tennis and riding stables. Central London is easily accessible via Wimbledon Mainline (Waterloo 12-15 Minutes) or via the A3 trunk road. Heathrow and Gatwick airports are also accessible via the A3 and M25.

Outside

To the front of the property is a garden, off-street parking and a garage with store room. The south-west facing rear garden, with side access, is well stocked and secluded.


Tenure

Freehold.



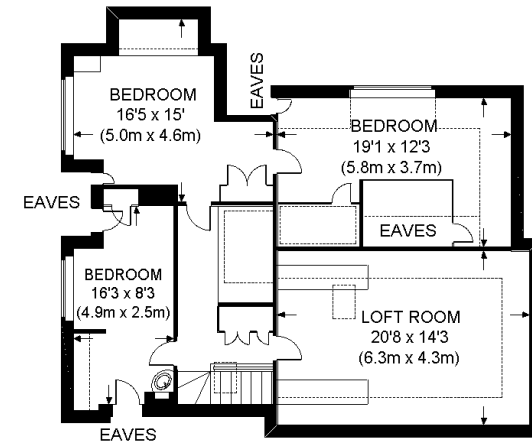
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

MURRAY ROAD, SW19

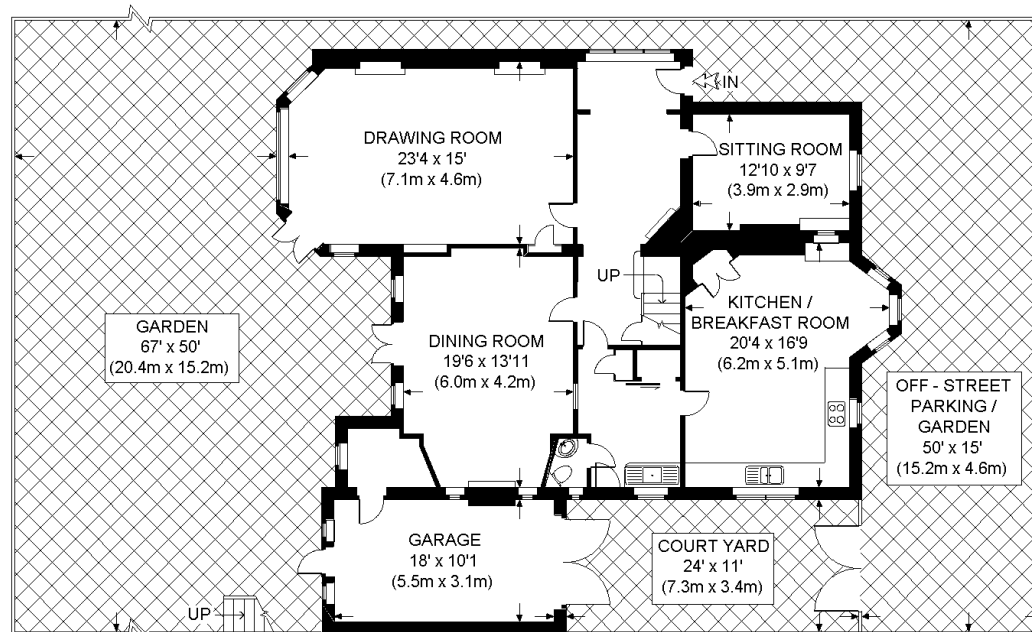
 = RH = RESTRICTED HEAD ROOM BELOW 5 FT. / 1.5 M. MAX
 APPROXIMATE GROSS INTERNAL AREA =
 GROUND FLOOR = 1581 SQ. FT. (146.9 SQ. M.)
 FIRST FLOOR = 1614 SQ. FT. (149.9 SQ. M.)
 SECOND FLOOR = 743 SQ. FT. (69.1 SQ. M.)
 TOTAL = (INCLUDING GARAGE) = 3938 SQ. FT. (365.9 SQ. M.)

REDUCED HEIGHT AREA = 243 SQ. FT. (22.6 SQ. M.)

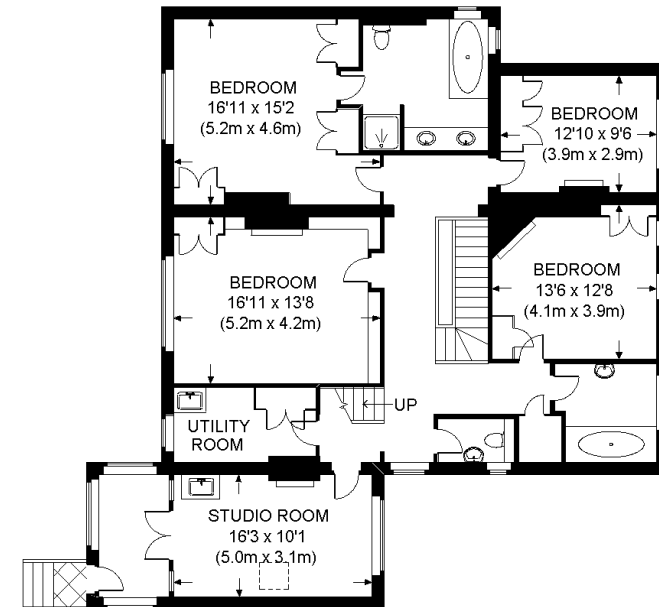
This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



Viewing strictly by appointment only.

Hamptons Wimbledon

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