



SOUTH PARK ROAD

Wimbledon, SW19



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An elegant and beautifully presented period family home with five bedrooms, five bathrooms, exceptional entertaining space and a stunning landscaped south-west facing garden.



Local Authority: London Borough of Merton

Council Tax band: F

Tenure: Freehold

Guide Price: £2,795,000



ABOUT THE PROPERTY

This attractive period home is approached via a beautifully refurbished original front door, complete with charming stained-glass detailing. To the front of the property is a well-proportioned reception room featuring a decorative fireplace and large bay window overlooking the front garden. The generous central hallway provides access to a spacious cloakroom, separate utility room and a useful storage cupboard for coats and shoes. At the heart of the ground floor is a cosy sitting room with a wood-burning stove and extensive bespoke cabinetry, creating a warm and inviting space. This flows seamlessly into the impressive open-plan kitchen, dining and family room, centred around a substantial island with breakfast bar seating. Providing ample space for both entertaining and everyday family life, this superb room enjoys wonderful views across the beautifully landscaped south-west facing rear garden through sliding doors fitted with integrated electric blinds. The ground floor further benefits from underfloor heating, while gas-fired central heating serves the remainder of the house. The garden has been thoughtfully designed to create a peaceful and private setting.









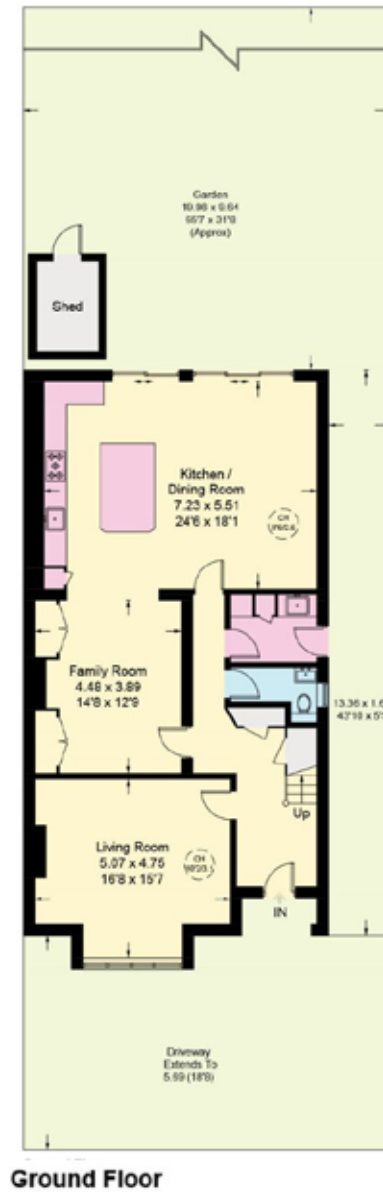


An elegant staircase with turned spindles rises to the first floor, where the principal bedroom benefits from excellent fitted storage and an en suite bathroom. There are two further double bedrooms on this level, one of which enjoys an en suite shower room, in addition to a well-appointed family bathroom. The landing also provides access to a large loft storage area. The second floor offers two further double bedrooms, one served by an en suite bathroom and the other by a separate shower room. Extensive eaves storage is available throughout this level. To the rear, a raised circular terrace provides an ideal space for outdoor dining and can be shaded by a large electric awning, while the central lawn is bordered by well-stocked flower beds and winding pathways. Mature hedging enhances privacy, complemented by a gravel garden area planted with ferns and shrubs, together with beautiful acers and silver birch trees that provide year-round colour and structure. To the front, generous off street parking provides space for two large family cars.



Wimbledon is renowned for its excellent transport links, outstanding schools and exceptional quality of life. Combining a village atmosphere with extensive green spaces, including Wimbledon Common and Wimbledon Park, the area offers an excellent selection of boutiques, cafés and restaurants, together with a wide range of sporting and leisure facilities. World famous as the home of The Championships, Wimbledon remains one of southwest London's most desirable residential locations.





Approximate Gross Internal Area = Ground Floor = 107.6 sq m / 1158 sq ft | First Floor = 82.9 sq m / 892 sq ft
Second Floor = 48.2 sq m / 519 sq ft | Reduced Headroom Eaves / Loft Storage = 36.0 sq m / 387 sq ft
Total = 274.7 sq m / 2956 sq ft (Excluding Shed)

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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