



BURGHLEY ROAD

Wimbledon, SW19



# BURGHLEY ROAD

Detached character home for sale with a garage and far-reaching views, moments from the heart of Wimbledon Village.



Local Authority: London Borough of Merton

Council Tax band: H

Tenure: Freehold

Guide Price: £4,250,000



## ABOUT THE PROPERTY

Set on a prominent elevated corner plot in one of Wimbledon Village's most sought-after locations on Burghley Road, this beautifully bright detached house combines enduring architectural quality with a wonderfully uplifting sense of space and light. Built in 1901 and meticulously maintained, the property retains the hallmarks of its period origins while offering generous, well-balanced accommodation perfectly suited to modern family life. Natural light pours through tall windows and impressive ceiling heights, creating an immediate sense of volume and refinement throughout the house. An inviting reception hall, complete with a traditional fireplace, sets the tone and leads through to two elegant principal reception rooms, ideal for both entertaining and everyday living. To the rear, the kitchen entertaining area enjoys a peaceful outlook and direct access to the garden, making it a natural gathering point for family life.











Spread across the upper floors are six well-proportioned, bright and airy bedrooms, one currently arranged as a study, supported by three bathrooms and offering excellent flexibility for growing families or home working. Throughout, the elevated position and thoughtful layout ensure a wonderful sense of light, openness and outlook.

Outside, a wrap-around landscaped garden provides a delightful balance of lawn and terrace, offering both privacy and space for relaxation or entertaining. The kitchen dining area opens onto its own terrace, while the garage sits discreetly at the bottom of the garden, complemented by resident and off-street parking. From this enviable vantage point, far-reaching views extend beyond the All England Lawn Tennis Club and across London.

Ideally located within walking distance of Wimbledon Village, Wimbledon Common and the All England Lawn Tennis Club, this is a rare opportunity to acquire a characterful and beautifully positioned family home in one of SW19's most desirable settings.



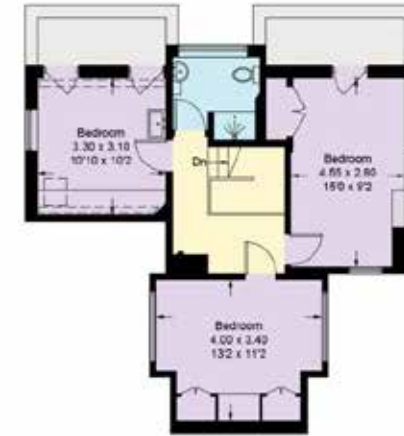




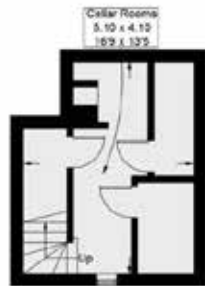
 = Reduced headroom below 1.5m / 5'0"



First Floor



Second Floor



Lower Ground Floor



Ground Floor

Approximate Gross Internal Area = 288.8 sq m / 3109 sq ft  
 Garage = 19.0 sq m / 204 sq ft / Reduced Headroom = 3.5 sq m / 38 sq ft  
 Total = 311.3 sq m / 3351 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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