

SEYMOUR ROAD

Wimbledon, SW19



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An exceptional, newly built residence that has been meticulously designed to reflect the enduring elegance of traditional Georgian architecture, while delivering the comfort, technology and efficiency expected of a contemporary family home.



Local Authority: London Borough of Merton

Council Tax band: Unknown

Tenure: Freehold

Guide Price: £5,950,000





REFINED & TIMELESS LIVING

A welcoming central entrance hall immediately establishes the home's classical credentials, with fine cornicing, arched doorways with fanlights, and rustic timber floors combining to create a sense of quiet grandeur. Ceiling heights of approximately 3.2 metres enhance the feeling of volume, while carefully considered glazing ensures natural light reaches deep into the interior, including the hallway.

To the rear, a stunning full-width rear-aspect kitchen, dining and living entertaining area forms the heart of the home. Bespoke oak cabinetry is paired with a striking Taj Mahal stone worktop and an exquisite Lacanche range cooker, creating a kitchen of genuine distinction. The space flows effortlessly into the garden through beautifully detailed arched glazed doors framed in stone — a deliberately timeless alternative to conventional sliding doors, and one that creates a refined connection between indoors and out. A separate pantry completes the kitchen arrangement, offering exceptional storage and functionality.









Ascending the elegant staircase, ceiling heights remain impressive at approximately 2.9 metres on the first floor and 2.7 metres on the second, reinforcing the house's sense of scale and proportion.

Spread across the upper floors are five well-proportioned, bright and airy bedrooms, including a superb principal suite with bespoke joinery, vintage-inspired detailing and luxurious bathroom fittings by Samuel Heath. Every bedroom benefits from carefully designed storage and joinery, with additional spaces presently arranged as guest accommodation, a games room or refined work-from-home environment. Eaves storage has been thoughtfully incorporated to maximise practicality without compromising elegance.









The house has been constructed to an exceptional standard, with triple-glazed windows incorporating UV protection, extensive investment in acoustic insulation throughout walls and floors, and outstanding overall energy efficiency — with an EPC rating expected to be in the A range. Heating and hot water are provided via an air-source heat pump, supported by underfloor heating and full air-conditioning throughout, including hallways.

Smart living is seamlessly integrated, with Control4 lighting and automation, Cat6 cabling throughout, a Unifi mesh Wi-Fi system, ceiling speakers and surround sound to the principal reception spaces, a 22kW EV charger, solar panels, Banham security and a high-end CCTV system. The west-facing garden has been carefully designed as a sequence of interconnecting zones, each flowing into the next to create a series of calm, usable outdoor rooms — an approach that mirrors the care and originality seen inside the house. Sitting within the garden is a beautifully finished garden room, fully insulated and fitted with underfloor heating, electrics and plumbing. Currently used as a flexible lifestyle space, it offers clear potential to become a self-contained annexe, gym, office or guest accommodation, subject to requirements.





LASTING DESIGN

This is a home of rare integrity — architecturally faithful, beautifully furnished and intelligently engineered — offering a level of craftsmanship and quiet luxury that is increasingly difficult to replicate. A distinctive and enduring Wimbledon residence, designed not for trends, but for generations.







Approximate Gross Internal Area = 525.7 sq m / 5657 sq ft
Eaves Storage = 62.9 sq m / 677 sq ft
Total (Including Eaves Storage) = 588.6 sq m / 6334 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)

Ross Jordan
+44 20 3830 8634
ross.jordan@knightfrank.com

Knight Frank Wimbledon
58 High Street, London
SW19 5EE

knightfrank.co.uk

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