



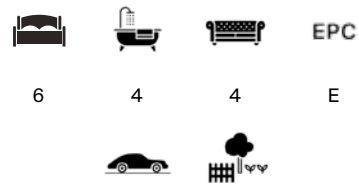
ELLERTON ROAD

London, SW20



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An exceptional six bedroom, four bathroom detached character house for sale in the coveted Drax Estate in Wimbledon.



Local Authority: London Borough of Merton

Council Tax band: H

Tenure: Freehold

Guide Price: £6,000,000



REFINED FAMILY LIVING

Quietly positioned in one of South West London's most desirable neighbourhoods, this distinguished detached residence offers refined family living across approximately 5,716 sq ft, combining period character with elegant contemporary touches. Handsome rustic brickwork and balanced proportions give the house an immediate sense of presence, softened by mature landscaping and a calm, private setting. A welcoming reception hall sets the tone, revealing graceful proportions, fine detailing and an easy sense of flow throughout. A suite of beautifully arranged reception rooms provides both formal and informal spaces for entertaining and everyday living, each filled with natural light from expansive windows. At the heart of the home sits a sophisticated contemporary kitchen, thoughtfully designed for family life and culinary creativity alike, with a seamless connection to the adjoining dining room creating a natural setting for gathering and hosting.









ELEVATED COMFORT

The lower level adds versatility and depth to the accommodation, offering additional space well suited to relaxed family use, entertaining or ancillary requirements, while maintaining the same sense of quality and calm found throughout the house.

Spread across the upper floors are six well-proportioned, bright and airy bedrooms, supported by four beautifully appointed bathrooms. The principal suite is a serene retreat, featuring warm timber floors, understated styling and a peaceful outlook over the gardens. Remaining bedrooms provide excellent flexibility for family members, guests or home working, all finished with a quiet sense of luxury.







PROPERTY LOCATION

Wimbledon offers a quality of life more akin to the country than London, and Ellerton Road, moments from Wimbledon Rugby Club is considered one of Wimbledon Village's most secluded locations, offering easy access to the High Street and Common. The area includes Georgian, Edwardian and Victorian houses and many green open spaces, including Wimbledon Common and Wimbledon Park. At the heart of Wimbledon Village is a comprehensive range of boutiques, independent retailers, chic restaurants and cafés. Wimbledon is the only London station with interchange between rail, Underground and Tramlink services. Transport links to central London are fast and frequent with regular services to London Waterloo (19 minutes). Other options are provided by the District Line and also Thameslink to London Blackfriars and London St. Paneras International for the Eurostar. The A3/M25 road network offers excellent access to both Heathrow and Gatwick airports.

Wimbledon is renowned for its commitment to educational excellence. The area boasts a world-class reputation for its schools, with notable independent institutions including Kings College School, Wimbledon High School, Putney High School, Wimbledon Common Prep and The Study Prep all within close proximity. These schools offer a top-tier education that attracts students from around the world, making Wimbledon a hub for academic achievement and intellectual growth.







TRANQUIL LIVING

The garden forms a tranquil extension of the living space, with generous lawns, mature trees and colourful borders creating an idyllic backdrop for outdoor dining, play and quiet reflection. Practical considerations are equally well addressed, with ample parking and excellent storage further enhancing the appeal of this substantial family home.







Approximate Gross Internal Area = 471.0 sq m / 5070 sq ft (Excluding Eaves Storage / Reduced Headroom)
 Eaves Storage / Reduced Headroom = 30.4 sq m / 327 sq ft / Double Garage = 29.5 sq m / 318 sq ft
 Total = 530.9 sq m / 5716 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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