ROBERT HOLMES
& COMPANY

# The Hazel House

## Somerset Road, Wimbledon Common, London, SW19 5JU



An impressive, contemporary detached property set on a plot of 0.5 acres, built to a very high specification and design of over 7500 sq ft (703.09 sq m) situated in a prime location near Wimbledon Common and the Village. There is a vehicular and services right of way along the boundary wall from Somerset Road.

- Two Reception rooms
- Kitchen/Breakfast/Family room
- Study
- Cinema room & Gym
- Steam room and Sauna
- Utility room and Cloakrooms
- Main Bedroom suite with dressing room & e/s bath/shower room
- Seven further Bedrooms
- Four further Bath/shower rooms
- Garden
- Off Street parking with security gates
- Garage

£4,700,000

Freehold

**THE HAZEL HOUSE, 9 SOMERSET ROAD, WIMBLEDON, LONDON, SW19 5JU**

This grand property enjoys a plot size of approx. 0.5 acres and is the largest of three in an exclusive development, all of which have been individually designed, fitted and built. Well-presented accommodation on the ground floor consists of a kitchen/breakfast/dining room that overlooks the extensive landscaped garden, a double reception room with a gas fireplace, a study and utility room. On the lower ground floor is another spacious reception room that leads directly out onto the patio, a cinema room, gym, a utility room and Bedroom 8 with an en-suite shower room. There is also a sauna and steam room on this floor

The main bedroom suite benefits from built in wardrobes, a spacious dressing room looking over the garden and smartly appointed en-suite bathroom with a separate shower. There are two further bedrooms on the first floor and another en-suite bathroom with a separate shower. On the top floor there are four further bedrooms and two bath/shower rooms, one of which is an en-suite. The property is set behind private gates and also benefits from a garage, outdoor storage sheds and off street parking for several cars. The rear garden has a patio area and large lawn with shrub borders.

The property is well located for both Wimbledon Village, with its array of boutiques, restaurants and bars, the Common, and moments from the All England Lawn Tennis Club. It is also near to the town centre with its fast and frequent Mainline and District underground train services to London (London Waterloo 12-15 mins).

N.B. there is a right of access to the right-hand side of the property.



**VIEWINGS:** By appointment through Robert Holmes & Co 020 8947 9833. Would you like to visit our website? www.robertholmes.co.uk. If you give us your e-mail address we will be able to send you immediate news of our latest instructions.

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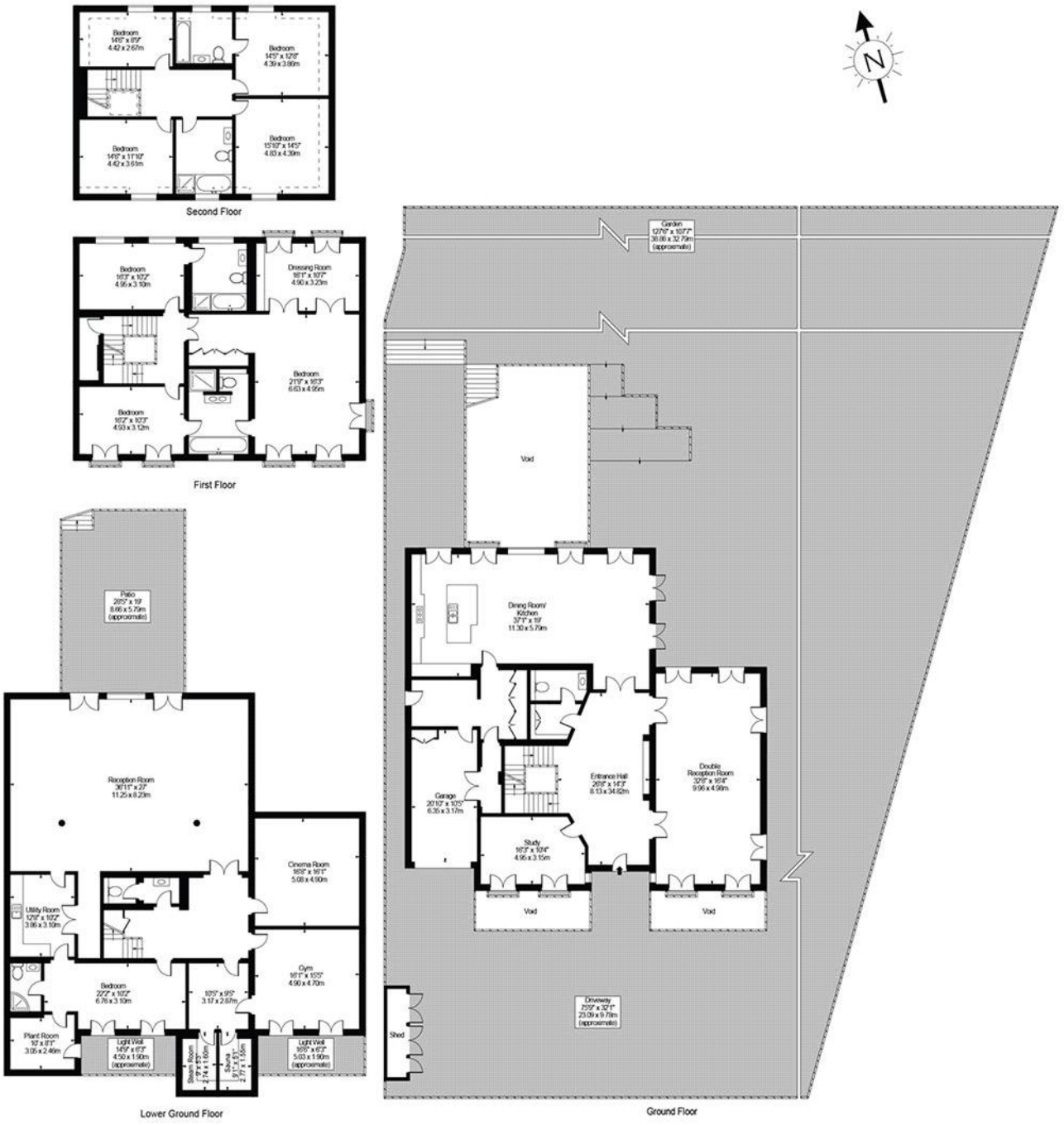




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**Local Authority: Merton; Council tax band H; ER/B**

Approx. Total Internal Area 7568 Sq Ft - 703.09 Sq M
(Including Shed, Garage, Eaves Storage & Restricted Height Area)
Approx. Gross Internal Area 7207 Sq Ft - 669.55 Sq M
(Excluding Shed, Garage, Eaves Storage & Restricted Height Area)
Approx. Gross Internal Area Of Shed 41 Sq Ft - 3.81 Sq M
Approx. Gross Internal Area Of Garage 217 Sq Ft - 20.13 Sq M




For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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**N.B.** For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, or tested the services, appliances or specific fittings.