ROBERT HOLMES
& COMPANY

46 Bathgate Road

Wimbledon, London, SW19 5PJ



A fantastic family house which has been the subject of a comprehensive programme of modernisation and refurbishment to an exceptional standard, with a wonderful garden, ideal for a combination of both family life and entertaining

Offers in excess of £4,000,000
Freehold

- Sitting room
- Study/office
- Fabulous open plan dining room/kitchen/ breakfast room
- Family sitting room
- Utility room and Guest cloakroom
- Main bedroom with dressing room and large bath/shower room
- 5 further bedrooms
- 3 further bathrooms
- 116' Garden with sauna and shower facilities and separate wc
- Secure, extensive driveway parking

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A stylish and very attractively presented detached family house with great ceiling heights and well-proportioned rooms. The wonderful blend of entertaining and family space is set off by a generous reception hall flowing into the fantastic open plan living space incorporating dining room and the stunning kitchen with ceiling lightwells and full-width sliding doors to the rear garden. The kitchen is fully fitted with a range of units with integrated appliances and a central island and leads to the utility room with side access, and to the guest cloakroom which is also accessible from the reception hall. The family/TV room, is located adjacent to the open plan living space and connects directly with the garden. To the front of the house is the elegant sitting room with a feature bay window and fireplace. The study, also to the front, has fitted bookshelves and cupboards.

The fabulous floating staircase rises from the hallway featuring glass landings between the floors to maximise the light flooding through the house. On the first floor, the main bedroom suite occupies the full width at the rear with a fitted dressing room and a large en-suite bathroom with a separate shower. There are 2 further double bedrooms on this floor, both with built in cupboards and en-suite bath/shower rooms. The top floor has 3 further bedrooms, one of which runs the full width of the house and a family bathroom. Most of the rooms in this house have attractive, leafy views and the two-tiered rear garden is laid with 'easy grass' enabling use all year round. The paved terrace across the width of the kitchen provides additional entertaining space in good weather, and the bespoke sauna and shower located at the end of the garden provide health giving benefits for those who enjoy the benefits of such facilities. To the front of the house there is secure driveway parking for several cars.

Bathgate Road is a most attractive and leafy residential road, near Wimbledon Common, the All England Club and the Village High Street with its boutiques, coffee shops and restaurants. The Mainline and District Line Tube stations are easily accessed and the 39 bus which runs along Wimbledon Park Road offers access to Clapham Junction too. There are excellent schools locally, both in the State and Private sectors. Leisure facilities abound including tennis clubs and courts, riding stables, golf courses and clubs and sports clubs. The A3/M25 road networks offer excellent access to both Heathrow and Gatwick airports and there is an excellent choice of vehicular routes into Central London and the City.



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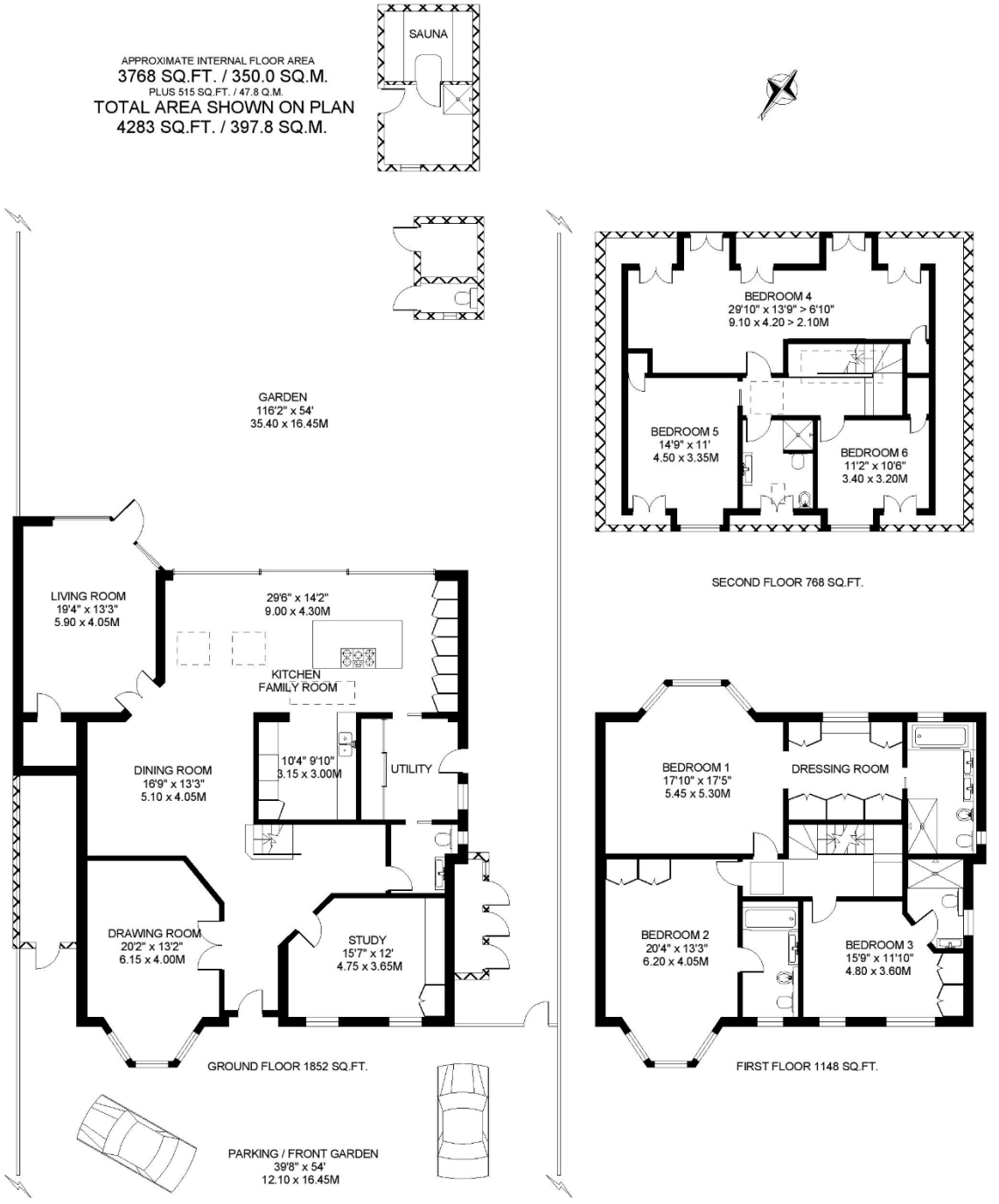
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Local Authority: Merton/ Council tax band H; ER/B



FLOORPLAN PRODUCED FOR "ROBERT HOLMES & COMPANY" BY FLOORPLANNERS 0780 122 8850
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE

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.

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.