ROBERT HOLMES
& COMPANY

8 Beltane Drive

Wimbledon, London, SW19 5JR



Built in 2019, this beautifully presented detached contemporary home has spacious accommodation and is located in a quiet road within a few meters of Wimbledon Common and within easy reach of Wimbledon Village

£4,850,000

Freehold

- Entrance hall
- 46' Drawing room
- Kitchen/dining room
- Kitchenette, utility room & cloakroom
- Main bedroom suite with dressing room e/s bathroom and balcony
- 5 further Bedrooms
- Ist floor games room with bar area, kitchenette and balcony
- 4 further bath/shower rooms (3 e/s)
- Garden with large terrace
- Garage & off-street parking

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The house has been built with great attention to detail and beautifully styled, and combines generous entertaining space with practical family living. The house has been designed to maximise light and incorporates high ceilings, inset Lutron lighting, smartly appointed contemporary bathrooms, and a bespoke kitchen. It also benefits from an air source heating system, under-floor heating, air conditioning to the main rooms and solar panels.

Approached via a front garden, garage and off-street parking, upon entering the house, your eye is drawn to the impressive entrance hallway with feature wooden staircase and full width glass windows and doors looking and opening into the 46' double aspect drawing room with bi-fold doors to the terrace and rear garden. To the rear of the property is the kitchen/dining room with fitted units with integrated appliances and a central island giving additional storage space. The kitchen has doors which also open out onto the terrace. Adjacent to this is a further kitchenette, utility room and guest cloakroom with access to the double garage.

Upstairs on the first floor is the generous sized main bedroom suite with doors to a balcony overlooking the rear garden, dressing room and a fabulously appointed en-suite bathroom with free standing bath; 3 further bedroom suites and a further bedroom. The top floor comprises a double bedroom, and a games/media room with bar area and doors to a balcony; kitchenette and shower room.

The rear garden has been landscaped and has a raised terrace with two seating areas, water feature and outdoor bbq area, with steps down to a large lawn with shrub borders.

Beltane Drive is a quiet, low density cul-de-sac situated just off Wimbledon Common offering easy access to Wimbledon Village with its boutiques, cafes and restaurants and the Mainline and District Line Tube stations in Wimbledon town centre. There are many excellent local schools both in the State and Private sector and leisure facilities abound including golf courses and clubs, riding stables, tennis courts and clubs and sports clubs. The M25/A3 network offers rapid access to both Heathrow and Gatwick airports.

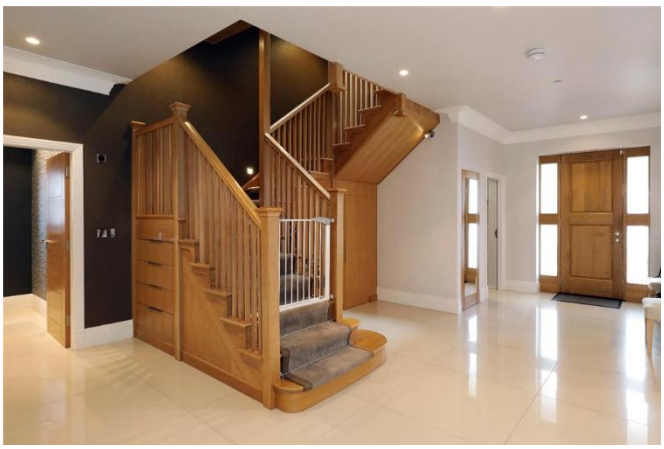


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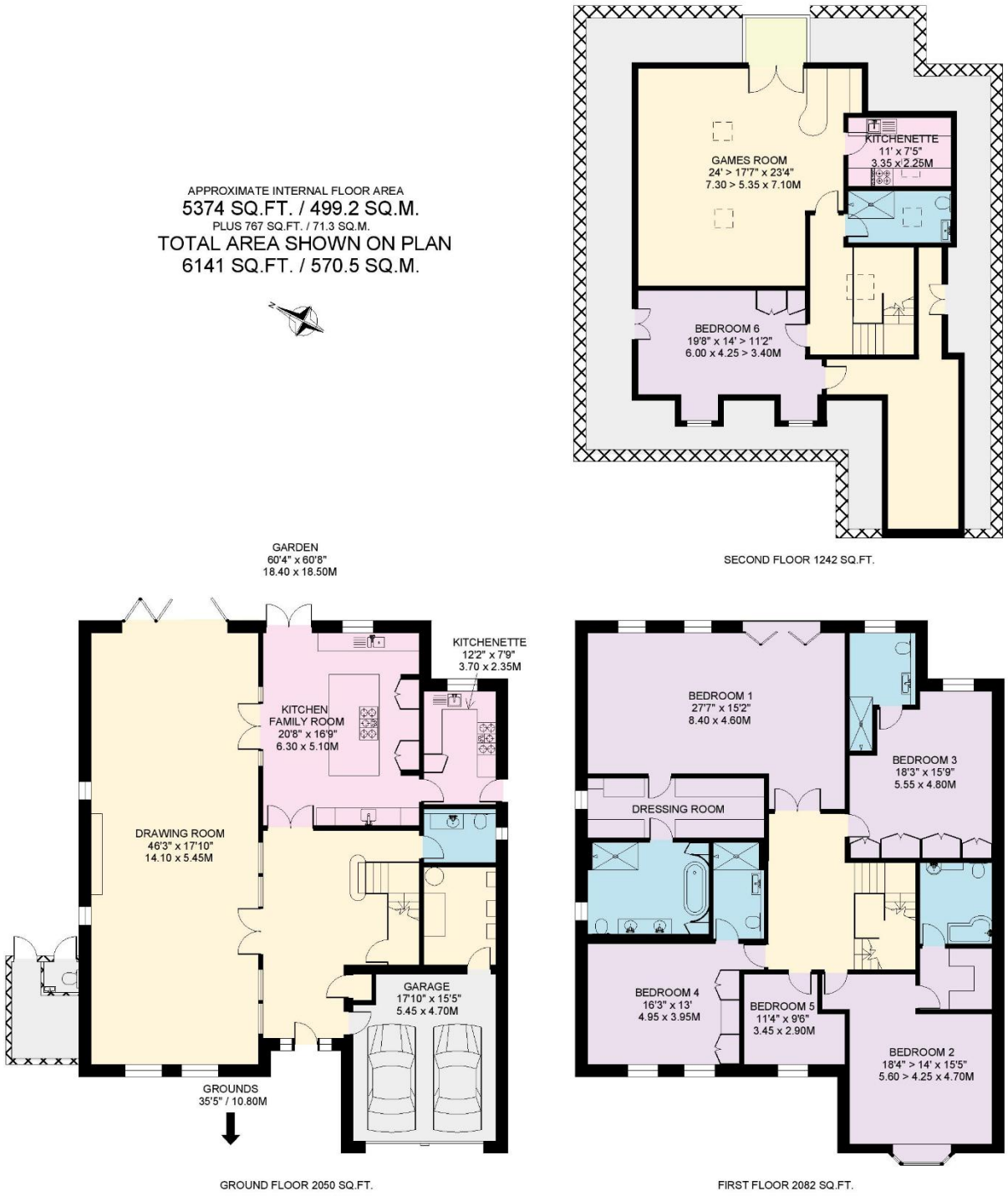






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Local Authority: Merton; Council tax band H; ER/B



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.