



EDGE HILL
WIMBLEDON, SW19

savills

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A fine detached Victorian house completely refurbished to a very high standard, at the top of Edge Hill within easy reach of the Common and The Village.

This beautiful Victorian detached family home has been the subject of complete refurbishment in recent years to the highest standard. Set at the top of Edge Hill within easy reach of Wimbledon Common and Wimbledon Village, the property is ideally located.

With elegantly proportioned accommodation spread over three floors all arranged around light and airy halls and landings, this house has a wonderful grand feel. The ground floor, with solid parquet flooring, has a large dining room, a spacious reception room with an original open fire place and ceiling cornicing with floor to ceiling doors leading out onto the patio area to the garden at the rear. A further drawing room with the original working open fire place is flooded with light from the large bay windows. The luxury German fitted kitchen is an open plan design with tiled flooring and underfloor heating throughout the kitchen and day room area. The kitchen island with a granite work surface incorporates an integrated induction hob with pop up extractor fan. With a double Siemens fridge freezer and 3 built-in Siemens ovens, Quooker boiling water tap and quartz finish to the work surfaces, the kitchen has been finished to the highest of standards. A roof light and floor to ceiling bi-folding doors leading to the garden create a bright and airy room. A further dining room/breakfast area leads from the kitchen with an open fire and room for a further family dining accommodation. The utility room incorporates storage along with a washing machine and dryer, and there is also a cellar with wine racks.

A grand staircase leads to the first floor and the bright and spacious landing area. The master bedroom is an impressive size with an en suite bath/shower and a large dressing area with plenty of storage. There are two further double bedrooms, one of which is en suite and there is a family bathroom which is beautifully designed with plenty of storage space. All bathrooms have underfloor heating.

There are two large double bedrooms on the second floor, both of which are en suite and one has the added benefit of a built in sauna. There are two further single bedrooms, both benefiting from good storage and an additional bathroom to service this floor.

The rear garden has a large decked area which is easily accessed through the folding doors from the kitchen or the main reception room. The garden is very established with a good lawned area and mature shrubs to the borders. The house is well set back from Edge Hill and there is a carriage driveway providing off street parking for a number of cars and a garage.

The specification of the property is extremely high with a Control 4 home automation system which can also be controlled from a smartphone or tablet. The system enables a user to control low energy LED lighting, audio speaker systems, automated gates with video entry control, integrated audio visual multi-media rack for satellite, TV, DVD, games consoles and MP3, remotely accessible front door and alarm system, and underfloor heating controls

Accommodation

- ◆ Exceptional drawing room with high ceilings
- ◆ Three reception room/areas
- ◆ High specification German kitchen
- ◆ Master bedroom with dressing room
- ◆ Six further bedrooms
- ◆ Control 4 automation system
- ◆ Landscaped and established rear garden
- ◆ Carriage driveway with parking for several cars and garage

Location

Edge Hill is a popular residential street that runs between Wimbledon Village and town. The property is approximately 1,200 metres from the mainline stations of either Wimbledon or Raynes Park. The Village High Street is around 800 metres away with its collection of pretty boutiques and restaurants, King's College School within 500 metres distant and Wimbledon High for Girls is less than 1 mile away. The Common with its 1,200 acres of open space is within 600 metres and is perfect for riding, cycling or walking.

Source of distances Google Pedometer

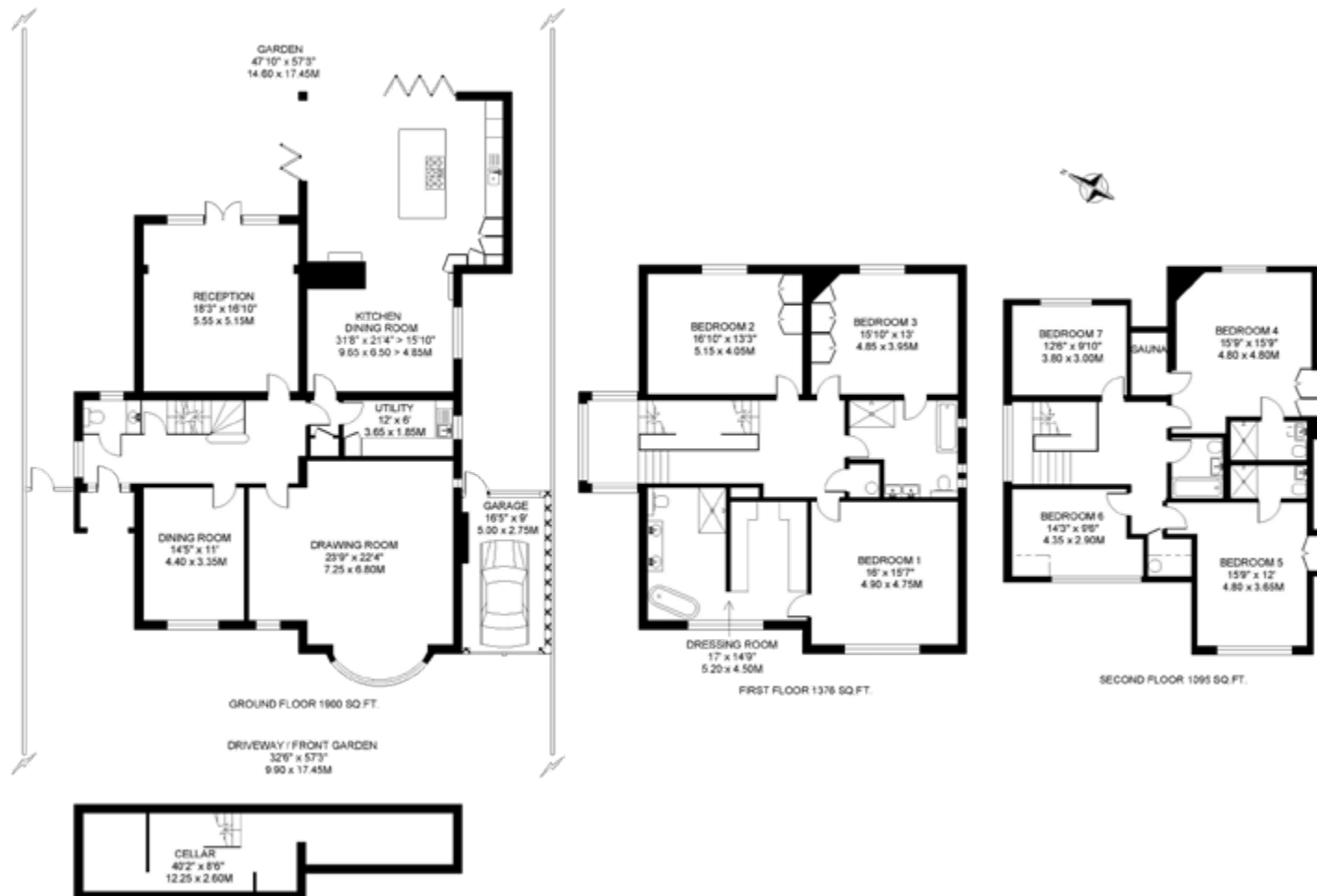
Source of times www.tfl.gov.uk

All measurements are approximate.



Floor Plans

Gross Internal Area (Approx) 433.3 Sq m/4,665 Sq ft
Plus Garage 148 Sq m/13.7 Sq ft



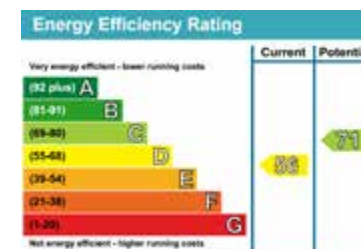
Additional Information

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.

Price on Application

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