



MILLFIELD
WIMBLEDON, SW19



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A refurbished and extended family house with exceptional reception and bedroom accommodation.

Millfield is a fully refurbished and extended five - seven bedroom family house with flexible reception accommodation space, gym, media room, secluded south west facing garden and a gated driveway with a car turntable. The house is located off Burghley Road, 0.4 miles to Wimbledon Common and 1 mile to the mainline and tube station, and set back from the road down a private driveway with electric gates.

The ground floor is made up of an extensive 'L' shaped kitchen/reception/family room with access into the superb garden, office/playroom, utility room, cloakroom and garage.

The master bedroom suite on the first floor is very impressive and overlooks the rear garden, and has a walk in wardrobe and a large bathroom. There are three further double bedrooms and two en suite bath/shower rooms. There is a fifth bedroom on the second floor.

The lower ground floor has four substantial rooms which offer flexibility in use. Two could be used as additional bedrooms, although some may have a media room, gym, further reception accommodation along with a shower room.

The garden is very impressive being almost 80' in length and is also wide. It has been landscaped and benefits from a south west aspect.

Accommodation

- ♦ Extensive 'L' shaped kitchen/breakfast/family room
- ♦ Office/playroom
- ♦ Media room
- ♦ Gym
- ♦ Gated driveway with car turntable and garage
- ♦ Secluded south west facing rear garden
- ♦ Within 800 metres of High Street





Location

Millfield, Burghley Road is set back from the road along a driveway and behind other properties. The plot is surprisingly private with mature trees on all sides. Burghley Road is within 800 metres of the High Street with its popular selection of pretty boutiques, restaurants and public houses. Locally are a number of highly sought after schools with the Study prep school for girls on Peek Crescent and Kings College School for boys around 1,000 metres away. Wimbledon railway station with its fast and regular service to central London (20 minutes).

Source of times www.tfl.gov.uk

Source of distances Google Pedometer

All measurements are approximate

Additional Information

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


Viewing: Strictly by appointment with Savills.

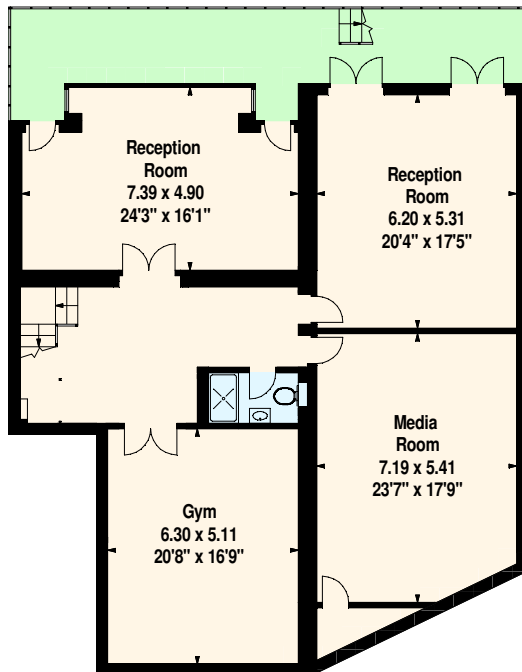
London Borough of Merton

Price on Application

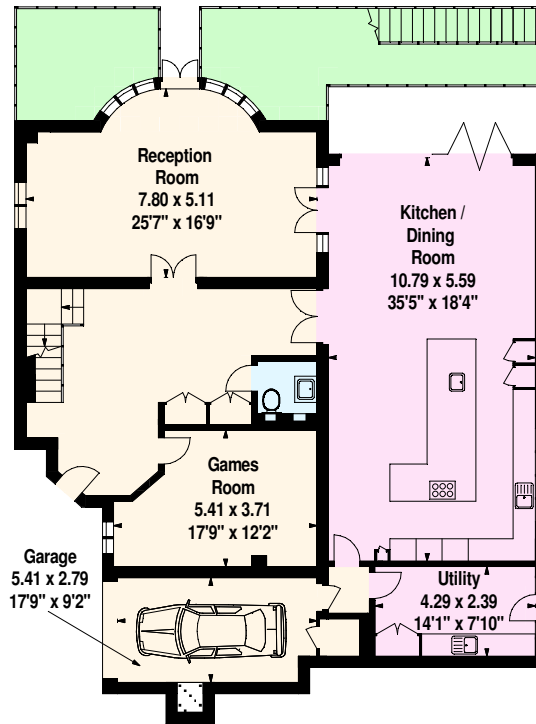
Floor Plans

Gross Internal Area (Approx) 549.5 Sq m/5,915 Sq ft
Including Restricted Head Height Eaves Storage and Garage

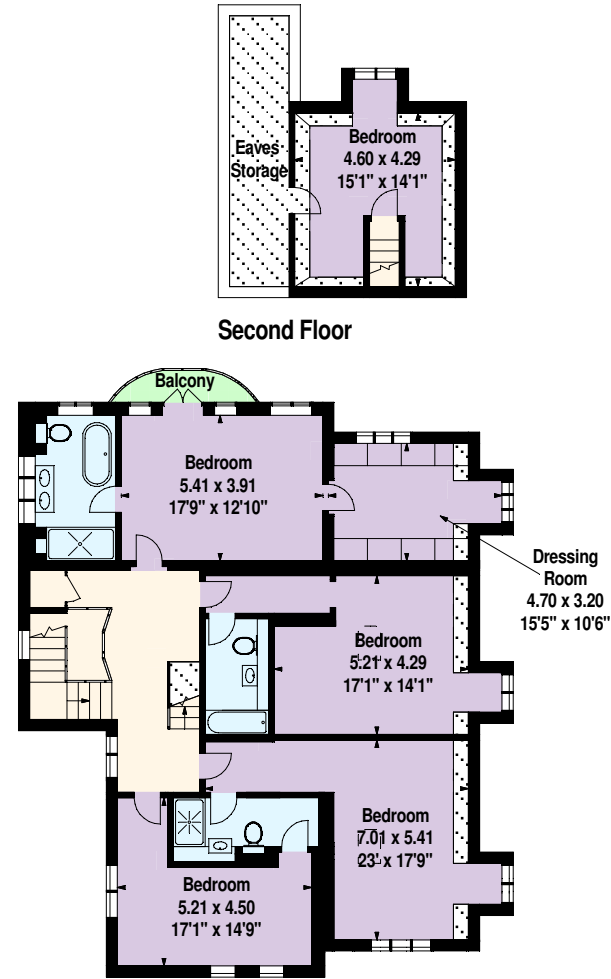
 Under 1.5m head height



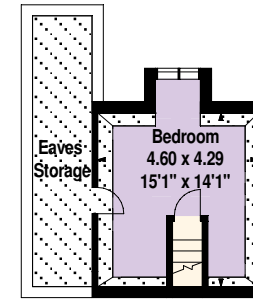
Lower Ground Floor



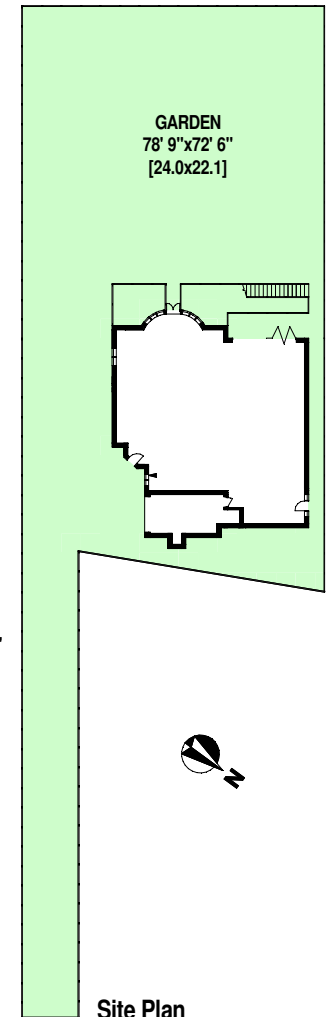
Ground Floor



First Floor



Second Floor



Site Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		79	82