



THREE BEDROOM LODGE HOUSE IN VILLAGE

RIDGWAY, WIMBLEDON SW19

Price on Application Leasehold



GATED LODGE HOUSE

RIDGWAY WIMBLEDON SW19

Two reception rooms ♦ Impressive family kitchen ♦ Private south facing garden ♦ Gated residence ♦ Wimbledon Common 500m ♦ EPC rating = C

Situation

3 Kingholme House is ideally located for access to Wimbledon Village, its local schools and transport facilities at Raynes Park and Wimbledon (London Waterloo 21 min). Within Wimbledon are a number of highly sought after schools with Kings College School grounds adjacent to the property and The Ursuline schools around 800m away. There are also state schools with Hollymount on Cambridge Road and Wimbledon College on Edge Hill. Wimbledon offers excellent day to day shops, bars, shops and restaurants. Wimbledon Common (500m away) has approx 1200 acres of open space for walking, golf and riding. Source of times www.tfl.gov.uk. Source of distances. Google Pedometer
All measurements are approximate.

Description

3 Kingholme House is a charming lodge house attached to a Grade II listed building set back from the road behind electric gates. Kingholme House was originally built in 1908. 3 Kingholme



House provides beautifully presented accommodation over two floors.

Entering on the ground floor, the family kitchen has been extensively modernised to provide a stylish space, with Harvey Jones hand painted units, Italian granite work surfaces and an Aga. The kitchen is triple aspect and has electric Velux windows, creating a light and airy space which leads out into the garden. To the left of the front door are a formal reception room, cloakroom and a dining room which can also access the garden, via French doors. The ground floor benefits from underfloor heating and an in-built music system. Upstairs are three bedrooms, including the master bedroom which has an en suite bathroom and a triple aspect bedroom with views over the neighbouring playing fields. On this floor there is also a family bathroom and a useful walk-in wardrobe in the second bedroom.

Outside, the garden wraps around the side of the house providing a brilliant space for entertaining and is southerly facing. The lodge also has the right to use the communal garden to the rear of Kingholme House which is mainly lawn and floral borders.

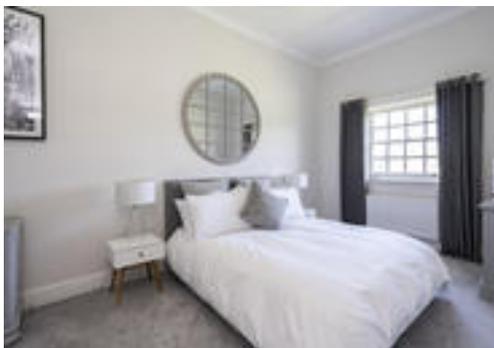
An allocated parking space is provided.

Local Authority:

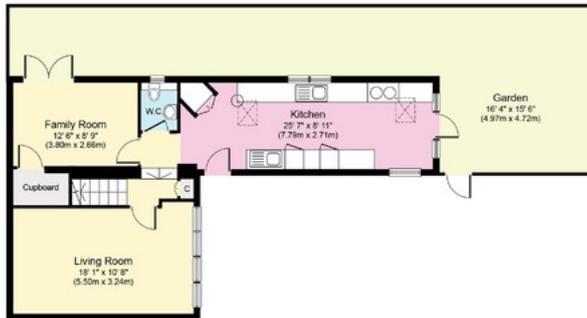
Merton

Viewing:

Strictly by appointment with Savills



Kingholme House SW19



Approx. Gross Internal Floor Area 1,324 sq. ft. (123.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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