

# THE GRANGE

WIMBLEDON VILLAGE

SW19



savills



# THE GRANGE

## WIMBLEDON VILLAGE, SW19

An exceptional opportunity to acquire a Grade II Listed 8 bedroom house in Wimbledon Village by architect Sir Aston Webb who designed the principal facade of Buckingham Palace.

Price On Application

A simply exceptional opportunity to acquire an impressive late Victorian Grade II listed detached house dated 1889 located in the most desirable position in The Grange. Sir Aston Webb was an English architect who designed the principal facade of Buckingham Palace and the main building of the Victoria and Albert Museum, was also instrumental in the design of 1 The Grange.

The wonderful history and character of the house is evident on entering with a sense of grandeur and elegance indicating the age of the house, with a striking reception hall running through the centre of the ground floor. The drawing room, dining room and family room at the front of the house are spectacular rooms that can be used as one open plan room or divided by an original porticulis that has since been electrified, and a pair of pocket doors. The kitchen/breakfast room is at the end of the reception hall and provided access to the rear garden.

Richard Holden Architects were commissioned approximately 20 years ago to design an extension at the rear of the house to add an indoor swimming pool complex with gymnasium and a family room/annexe located above the garage.

Approached via a characterful main staircase from the hall, the first floor has a number of bedrooms including a wonderful master suite with a dressing room and a large bathroom. There is also a secondary staircase leading from the hall that accesses the first floor, along with an additional bedroom that can be used as a study.

There are three additional bedrooms on the second floor, including a charming bedroom that is centrally located to the front of the house and has a small feature balcony that enjoys some impressive views. Outside, the gardens wrap around the house on three sides and are beautifully landscaped with an extensive lawn, pretty floral borders and a stone terrace for outside dining. Gated parking is provided on the driveway to the front and in the garage.











## Accommodation

Exceptional Grade II Listed house  
Designed by Sir Aston Webb in the late 1800's  
Prime location in The Grange close to Wimbledon Village  
Moments from Wimbledon Common  
Adaptable reception accommodation  
Indoor swimming pool complex with gymnasium

## Location

The Grange is located in the heart of Wimbledon Village within 200 metres of the High Street and Wimbledon Common. Wimbledon Village is charming with a number of boutique shops, restaurants and bars. The Common, with 1200 acres, is perfect for walking, riding, cycling or golf at one of its three courses. Wimbledon underground and railway station is around 800 metres away in Wimbledon Town with a fast and regular link to central London (Waterloo approximately 17 minutes). Locally are a number of highly regarded schools with King's College School and Wimbledon High School both around 600 metres away.

Source of times [www.tfl.gov.uk](http://www.tfl.gov.uk)

Source of distances Google Pedometer

## Additional Information

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

**Viewing:** Strictly by appointment with Savills.







## Floor Plans

Gross Internal Area (approx) = 627 sq m / 6749 sq ft (Including Pool)


Eaves = 4.9 sq m / 53 sq ft

Garage = 37.4 sq m / 402 sq ft

Total = 669.3 sq m / 7204 sq ft

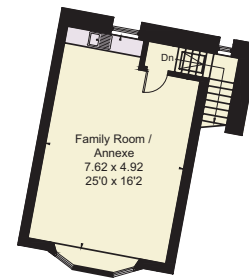
(Of which 2.2 sq m / 24 sq ft is restricted head height)

Balcony Area = 1.4 sq m / 15 sq ft

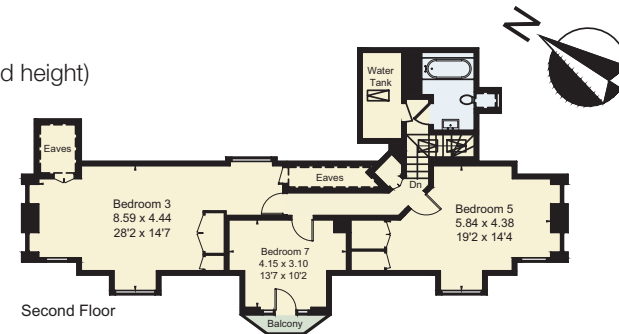
 = Reduced headroom below 1.5m / 5'0"



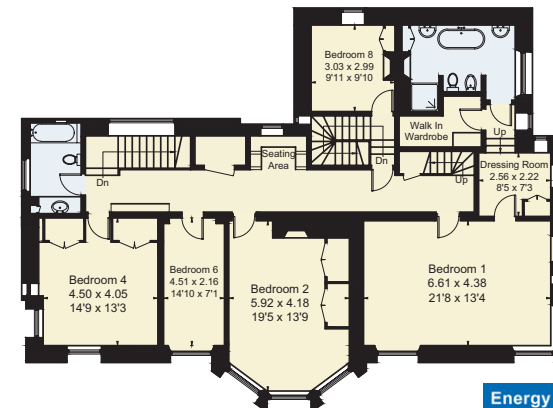
Lower Ground Floor



First Floor



Second Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			
		48	71

Savills Wimbledon

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