



An exceptional contemporary six bedroom detached house with beautifully landscaped gardens.

The Orangery, Spencer Road, Wimbledon, SW20

Freehold

Price on application



Quiet location • Contemporary new build detached house • Six bedrooms • Four bathrooms • Beautifully landscaped gardens on all sides • 5,500 sq ft • Parking for several cars • Lift • EPC rating: C

Local information

Spencer Road is a quiet tree lined residential road located 100 meters from Cottenham Park with a playground, tennis courts and a cricket pitch.

Raynes Park Mainline station (800 meters) offers a regular service into London Waterloo. The 200 bus offers excellent access to Wimbledon Village and the stations in the Broadway.

The open spaces of Cannizaro Park and Wimbledon Common (1,500 meters) are within walking distance. Locally is an excellent selection of schools including King's College School, Ursuline High School, Ursuline Prep, Hollymount Primary (300 meters) and St Matthew's CofE Primary.

Source of times www.tfl.gov.uk.

Source of distances Google Pedometer

All measurements are approximate.

About The Orangery

Approached by a long drive, Spencer Road is an exceptional new build six bedroom contemporary house in a quiet West Wimbledon location. High ceilings and picture windows feature throughout this wonderful new house arranged across two floors with a lift. The ground floor comprises a superb open plan architecturally designed bespoke kitchen/dining/family space with a dual aspect. To

the rear of the ground floor is a games room which benefits from a tremendous amount of natural light. Alongside is a double bedroom with an en suite shower room. To the front is a drawing room and study. Upstairs, the generous principal bedroom is impressive, with a dressing room and en suite bathroom to the rear. There are a further four double bedrooms, across the first floor, two with en suite bathrooms. There is also a stylish family bathroom. The beautifully landscaped gardens surround the house on all sides creating a sense of seclusion with a stone terrace overlooking the garden to the rear. To the side is off street parking for several cars.

Tenure

Freehold.

Local authority

London Borough of Merton.

Energy Performance

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

Viewing

Strictly by appointment with Savills.













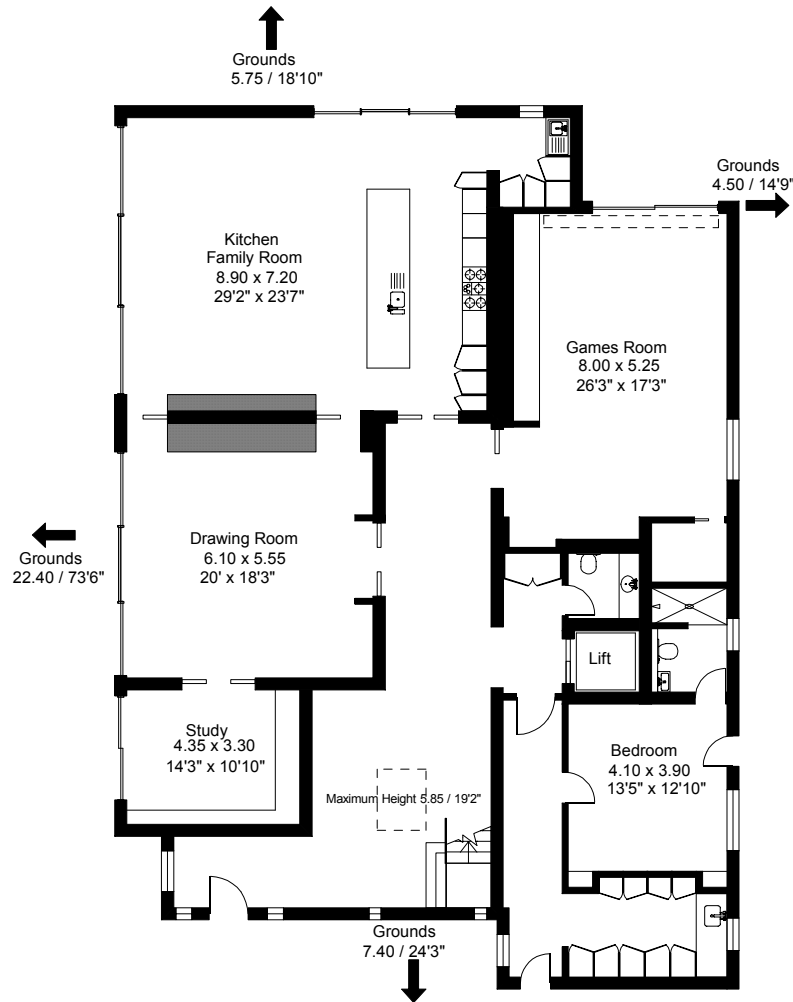
The Orangery, Spencer Road, Wimbledon, SW20
Gross internal area (approx) 510.9 sq m/5,500 sq ft
Plus garden storage 26.9 sq m/290 sq ft
Total 537.8sq m/5,790 sq ft



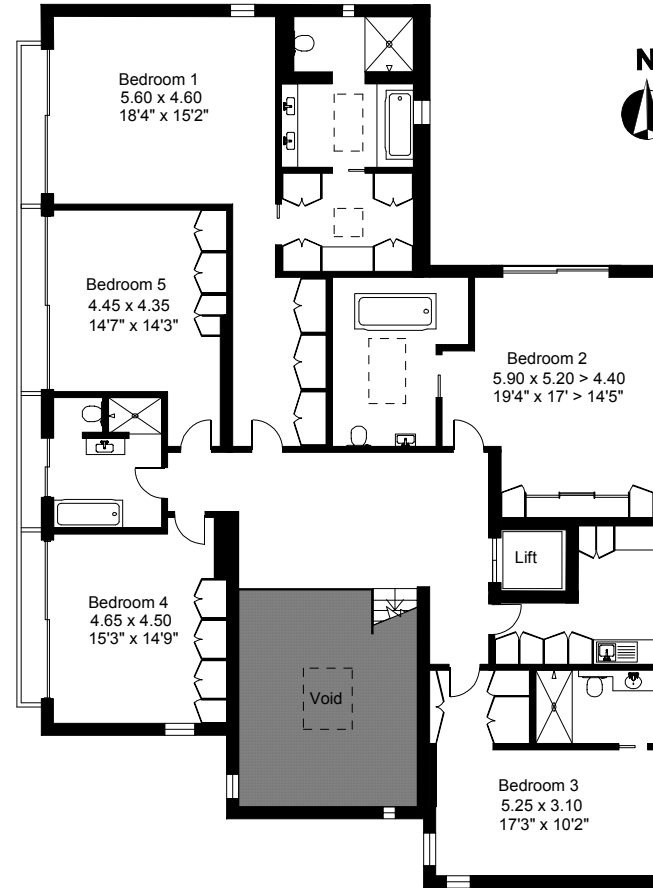
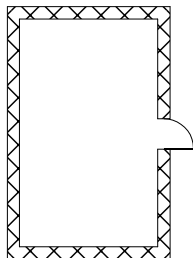
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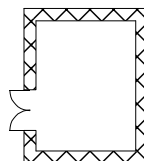
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Ground floor
3076 Sq.ft.



First floor
2424 Sq.ft.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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