

# KIRKWOOD HOUSE

WIMBLEDON, SW19



savills



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An outstanding modern family house with outdoor swimming pool on a prime road in the heart of Wimbledon Village.

Kirkwood House is an outstanding modern property located in an incredibly private position, in the heart of Wimbledon Village. The property was built in 2009/2010 to create a light and open plan living environment using glass elevations to compliment the contemporary style. The house is set behind a discreet entrance on Church Road winding behind other houses offering fabulous privacy and a south facing garden with an irrigation system. The wide driveway provides parking for several cars and an outdoor heated swimming pool.

The house offers spacious open plan accommodation and a bespoke high specification finish throughout. The entrance to the property is immediately impressive giving a fantastic feeling of space and light. An impressive drawing room and dining area, both with large glass doors open onto the garden are ideal for entertaining. The hallway, featuring full length, full height bookshelves, leads into the spacious kitchen/ family room which is fully fitted with integrated Gaggenau appliances to include a teppanyaki, gas & electric hob, oven, steam oven and warming drawers. In addition there is a laundry room, shower room, study/bedroom and a very flexible space currently used as a gym, shower room and treatment room. The gym area could alternatively be used as an annexe, perfect for live in staff.

On the first floor there is an impressive principal bedroom suite, en suite bathroom and dressing room with bespoke fitted wardrobes. There are two further double bedrooms, one with a dressing room and also a family bathroom.

The lower ground floor has a family/games room with direct access to the garden via a stair ladder. In addition there is a w/c, a large double bedroom with roof lights and en suite shower room. The store/server room has potential for a fully fitted wine room.

The property benefits from a SONOS sound system throughout featuring external speakers in the garden and poolside. There are three remote operated fireplaces, dry stone wall chimney breasts with gas fires in the kitchen/living room and principal bedroom suite, air conditioning throughout the first floor, lounge and gym/annex and electric curtains in the main bedroom and kitchen/living area.



## Location

Church Road is located in the heart of Wimbledon Village within 200m from the High Street. Wimbledon Village is known for its uniquely rural feel with Wimbledon Common bordering the High Street alongside pretty boutiques restaurants and bars. Central London can be reached from Wimbledon railway station, around 1200m away with a regular link to London Waterloo (17 min) or District underground line. Locally are a number of respected schools including Kings College Wimbledon, Wimbledon High for Girls, Putney High for Girls and the Study Prep.

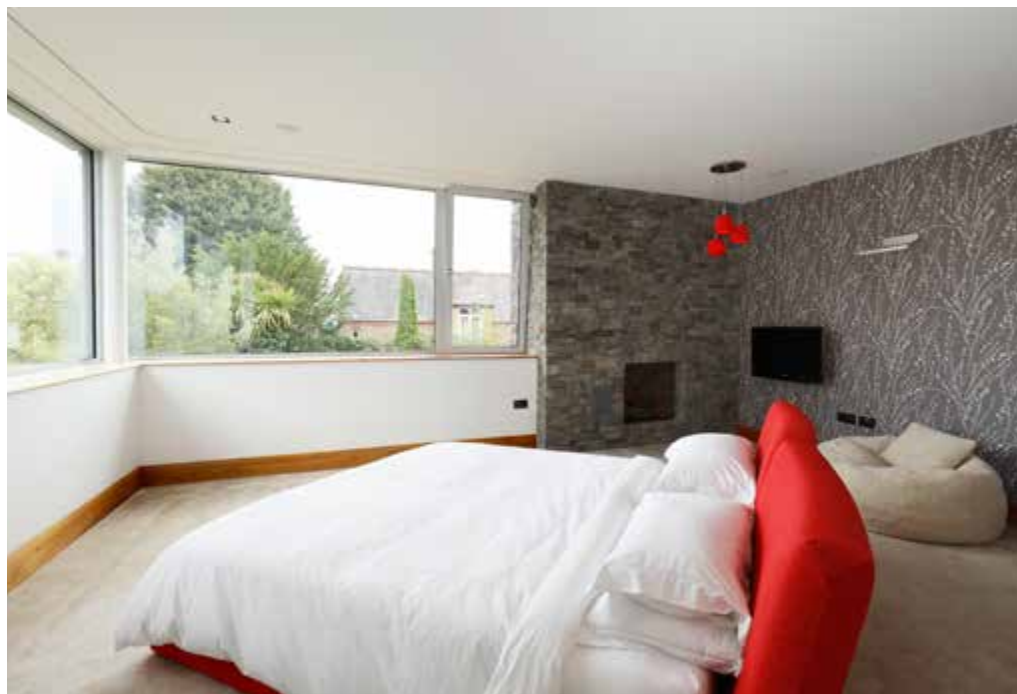
Source of distances Google Pedometer

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

All measurements are approximate

## Accommodation

- ◆ Private location
- ◆ Contemporary property
- ◆ Outdoor swimming pool
- ◆ Sonos sound system
- ◆ Gated entrance
- ◆ Heart of Wimbledon Village





## Additional Information

**Energy Performance:** EPC - C

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

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

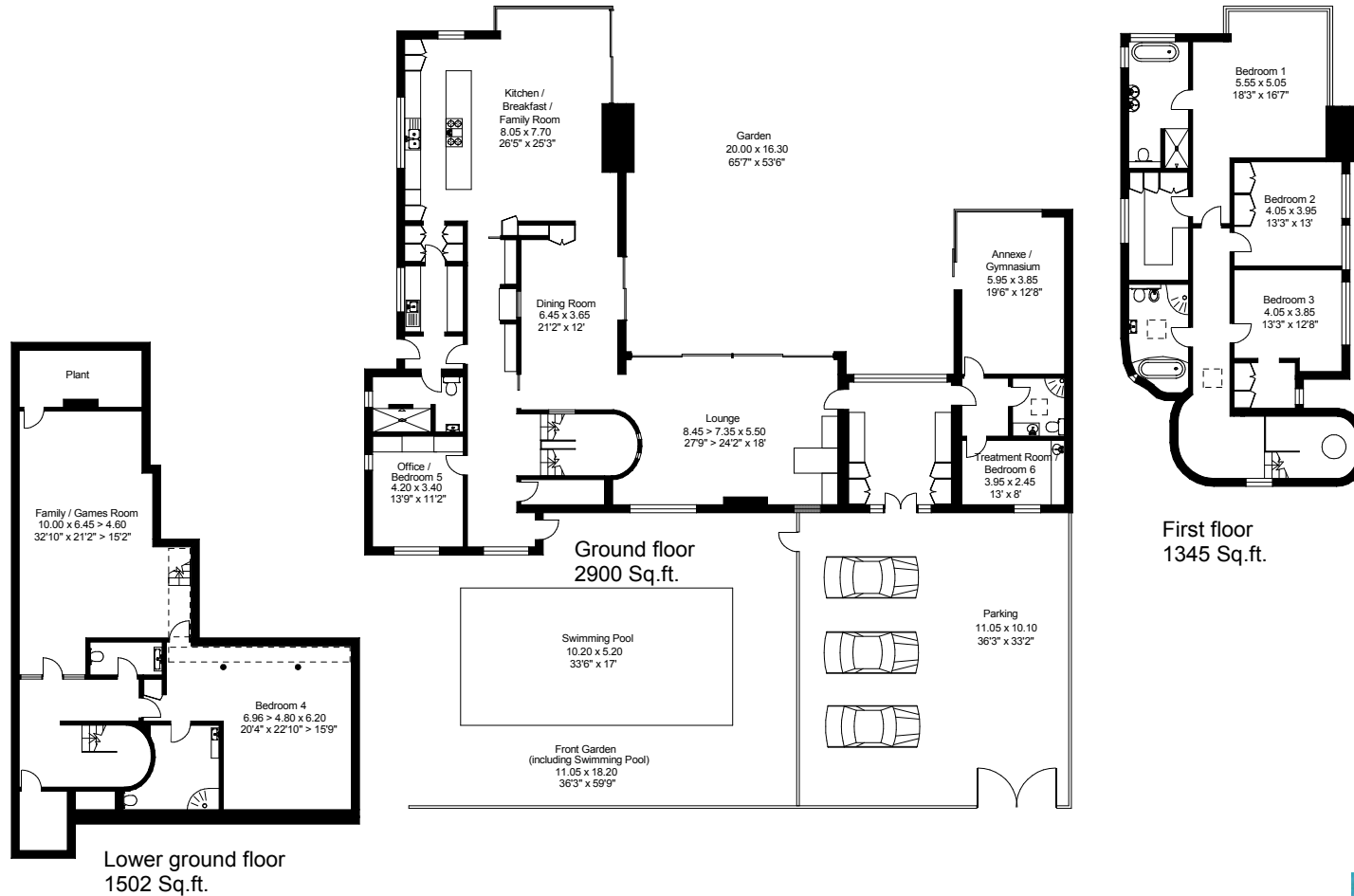
Price on Application





# Floor Plans

Gross Internal Area (Approx) 533.9 Sq m/5,745 Sq ft



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