

SPENCER HILL

WIMBLEDON, SW19



savills

SPENCER HILL

WIMBLEDON, SW19

A superb double fronted Victorian house in a prime Wimbledon location.

An exceptionally rare opportunity to purchase a wonderful double fronted Victorian house in a prime location between Wimbledon Village and Wimbledon town. Although already a well proportioned house, planning permission was approved to extend at the rear of the property on all three levels. The planning reference is 16/P4195, valid until 21st November 2020.

The main entrance to the house is on the raised ground floor which is a typical characteristic of fine Victorian houses. There is a pair of substantial reception rooms on either side of the hall, both with wonderful high ceilings. The kitchen/breakfast room overlooks the mature rear garden to the back of the house, having steps providing access.

The lower ground floor offers great flexibility, with a playroom or fifth bedroom to the front of the house and a superb family/games room with doors leading into the garden.

There are four bedrooms on the first floor, including the principal bedroom overlooking the garden, with an en suite bathroom. There is also an additional family bathroom on this floor and the roof space is a good size.

The garden is sublime, being mature and well screened from neighbouring houses. Looking towards the house from the back garden, the potential in extending on all three levels is appreciated, and doing so would make for an extremely well balanced house of almost 4,000 sq ft. There is also off street parking in front of the house.

Accommodation

- ◆ Excellent location between Village and Town
- ◆ Double fronted Victorian house
- ◆ Impressive room proportions
- ◆ Approved planning for a three floor extension to rear
- ◆ (Ref: 16/P4195)
- ◆ Wonderful garden
- ◆ EPC Rating - D

Additional Information

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

Viewing: Strictly by appointment with Savills.

Price on Application

Location

Spencer Hill is between Ridgway and Worple Road, around 600 metres from the Village High Street and 800 metres from Wimbledon Common. Wimbledon Village has a number of pretty shops, restaurants and bars. The Common itself is 1,200 acres approx and perfect for walking, riding, cycling and golf. Wimbledon railway station is around 800 metres away with regular links to central London (London Waterloo 17 minutes).

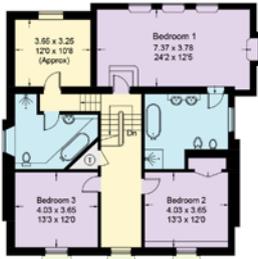
Source of times www.tfl.gov.uk

source of distances Google Pedometer

All measurements are approximate.



Floor Plans
 Gross Internal Area (Approx)
 Proposed Development 371 Sq m/3,993 Sq ft
 Existing Property 328 Sq m/3,530 Sq ft



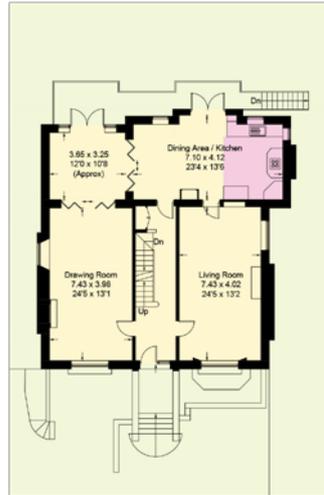
Proposed - Second Floor



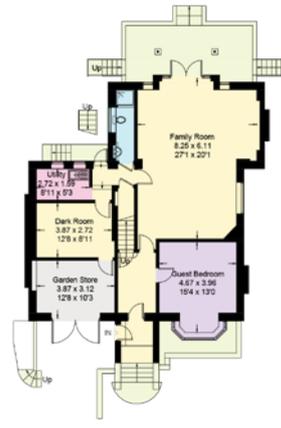
Existing - Second Floor



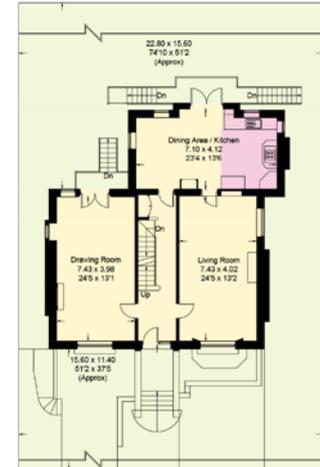
Proposed - Ground Floor



Proposed - First Floor



Existing - Ground Floor



Existing - First Floor



Savills Wimbledon

James Morrison

wimbledon@savills.com

020 8971 8111

savills.co.uk



Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. xx/xx/xx XX