



An attractive detached five bedroom family house set back from the road behind electric gates with a large west facing garden.

Barham Road, Wimbledon, SW20

Freehold Price on application



Detached • Off street parking • Excellent lateral living space
Wonderful 82' west facing garden • Cinema/family room
Five double bedrooms • Study • Utility room
Glass topped spiral wine cellar • EPC rating: D

Local information

Barham Road is located in Wimbledon just off Copse Hill. A good collection of everyday shops and cafes on Coombe Lane are within 400m.

Wimbledon Common with its fabulous open space, ideal for riding, walking and cycling is only 500m away. Raynes Park station is around 1 mile away offering a fast and regular link to central London in around 20 mins. Wimbledon Village with its popular bars and pretty boutiques is around 1.5 miles away.

Locally are a number of sought after schools with The Rowans and St Matthews Primary School both within 800m. Further afield in Wimbledon Village are King's College and Wimbledon High. Source of times www.tfl.gov.uk
Source of distances Google Pedometer
All measurements are approximate.

About Barham Road

A substantial five bedroom detached house over 3,500 sq ft with well balanced lateral living and entertaining accommodation. The property is set back from the road behind off street parking and electric gates. There is an impressive central hallway, and to the front is a study along with a generous bay fronted double reception room flowing through to a wonderful open plan kitchen/dining space. Full height glass doors extend the entertaining space further to a decked terrace overlooking a

private, landscaped 82' west facing garden. The utility room is conveniently located next to the kitchen and the house also benefits from a downstairs cloakroom.

A large cinema/family room is located on the lower ground floor and allows direct access up to the garden. The stunning contemporary kitchen features a glass topped spiral wine cellar and offers an extensive range of stone topped units and cupboards with fully integrated appliances and a large central island.

Upstairs, on the first floor the principal suite is to the rear with a dressing room and luxurious en suite shower room. There are a further three double bedrooms and a contemporary family bathroom with a bath tub and separate glass shower.

A guest suite can be found on the top floor with a stylish en suite bathroom and accessible eaves storage.

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.









Barham Road, Wimbledon, SW20

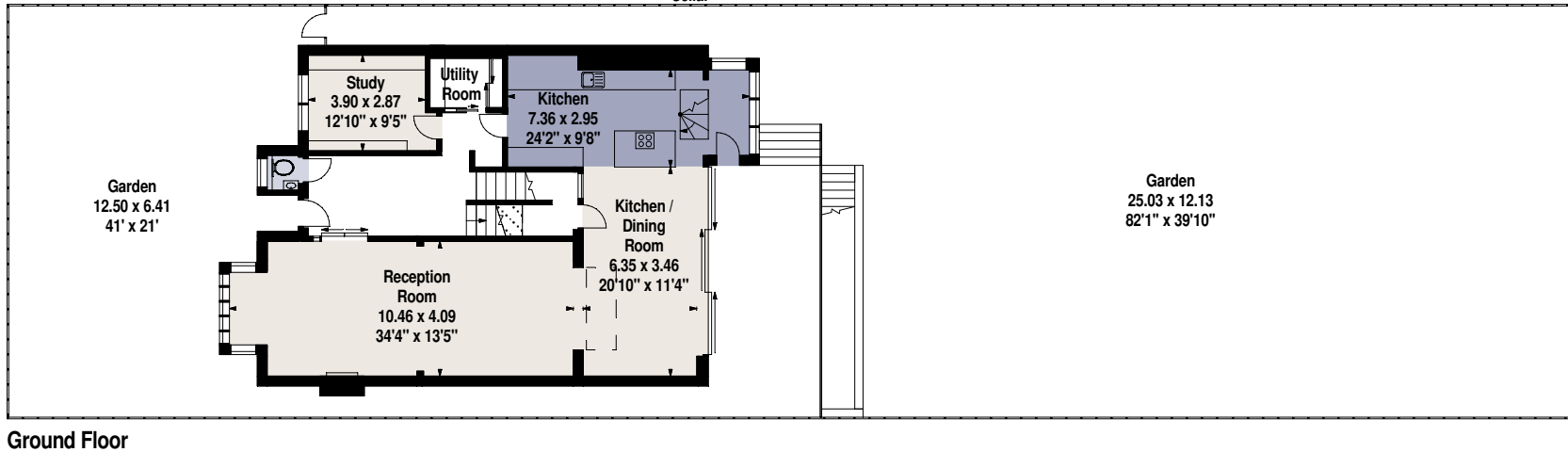
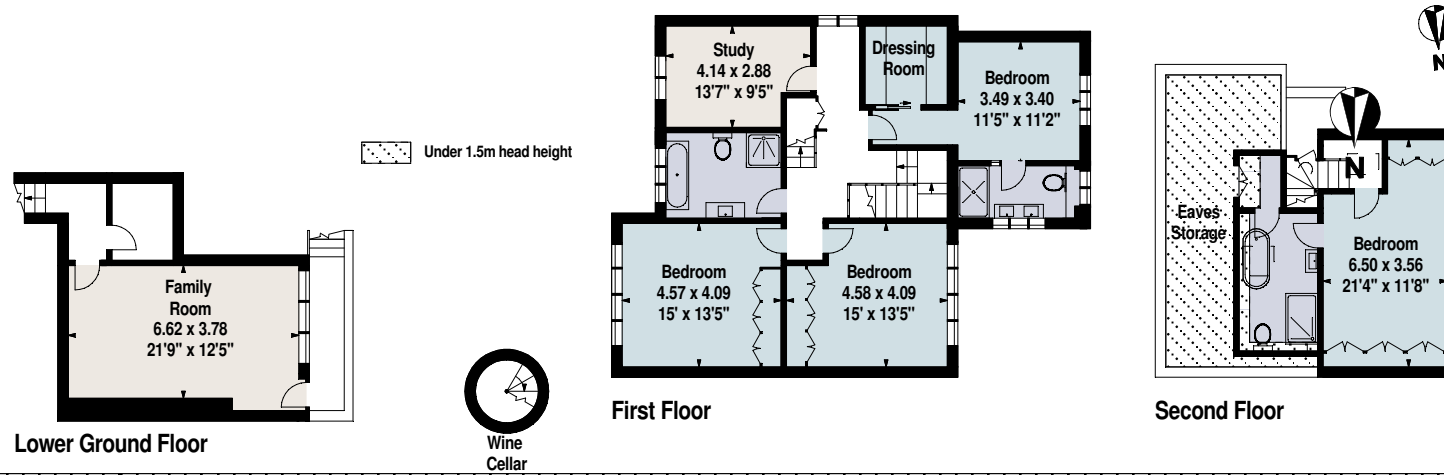
Gross internal area (approx) 326 sq m/3,509 sq ft
(Including restricted head height and eaves storage)



savills

savills.co.uk

James Morrison
Savills Wimbledon
020 8971 8121
jmorrison@savills.com



For identification only. Not to scale. ©2021

Important notice Savills, its 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, photographs 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. Brochure by Cactus Ltd 21/07/05 SB

