



An impressive six bedroom detached house on a large plot with green views across Holland Gardens, close to Wimbledon Common and the Village.

1 Cambridge Road, Wimbledon, SW20

Freehold

Price on application

savills

105' south facing garden • Detached • Off street parking •
Garage • Open plan living • Six bedrooms • Four bathrooms •
Cloakroom • Summer house • Games room/gym
EPC rating: C

Local information

Cambridge Road is a pretty tree lined street in West Wimbledon opposite Holland Gardens. It is around 1km from Raynes Park railway station, which provides a fast and regular services to central London in under 20 minutes.

The house is nextdoor to the sought after Hollymount Primary School. Locally there is an excellent selection of schools both fee and non-fee paying with King's College School being around 1km away.

Wimbledon Common with its fabulous 1,200 acres of open space is around one mile away. Both Wimbledon and Kingston can be easily reached via bus or train and offer a comprehensive range of shops, restaurants and theatres.

Source of distances Google Pedometer
Source of times www.tfl.gov.uk
All measurements are approximate

About 1 Cambridge Road

A superb six bedroom double fronted detached family house built around 18 years ago by an award winning architect. The property has a great sense of light and space and offers well balanced living and entertaining space across three floors. The house benefits from wonderful views to the front of Holland Gardens and to the rear is a mature, private 105' south facing garden complete with a summerhouse.

The property is set back from the road behind gates, with off street parking and a garage. The house opens into a central reception hall with a generous dual aspect reception room with an attractive fireplace, wood floors and French doors to the gardens at the rear. A stunning kitchen/dining/living

room benefits from an abundance of natural light due to its southerly aspect and is fitted with an extensive range of bespoke solid wood units with granite work surfaces, fully integrated AEG appliances and a large central island/breakfast bar. This offers a wonderful open plan multi purpose family space. Underfloor heating is fitted to both the kitchen and hall. There is also a guest cloakroom with boiler cupboard and coat space.

A galleried staircase leads to the first floor with a large landing. To the front is the main bedroom suite with doors to a pretty balcony. There is well designed fitted wardrobe space and a generous en suite bathroom with twin basins, a bath and separate glass shower. There are three further double bedrooms on this floor, one with a balcony, and two family bathrooms.

The top floor offers wonderful views towards the North Downs and comprises a double aspect games room/office with a large balcony to the rear. Alongside are two additional bedrooms, a stylish shower room and a fully fitted utility room.

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.





1 Cambridge Road, Wimbledon, SW20
Gross internal area (approx) 330.5 sq m/3,558 sq ft
Plus Garage and Summer House 30.5 sq m/328 sq ft

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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