



A unique seven bedroom house in one of Wimbledon Village's most sought after locations featuring a gym, indoor pool and south facing garden.

The Grange, Wimbledon, SW19

Freehold Price on application



Local information

The Grange is positioned on one of the areas finest and most sought after roads in the heart of Wimbledon Village with the Common being approximately 150m away.

Wimbledon Village High Street with its popular boutiques, bars and restaurants is also approximately 400m away.

Wimbledon Village retains a true village feel whilst being only 6 miles from central London with stables and small public houses that spill out onto the Common.

The Common is perfect for walking, riding or cycling with many routes and bridleways and three popular golf courses. There are a number of excellent schools within a few hundred metres with Kings College School for boys 400m away. Wimbledon mainline station is 1200m distant and offers a fast and regular link to central London (18 minutes)

Source of times www.tfl.gov.uk.
Source of distances google pedometer

About The Grange

All measurements are approximate

A contemporary seven bedroom family house offering over 6,500 sq ft of wonderful living and entertaining space located in the heart of Wimbledon village with a garage and off street parking. Constructed in the late 1980's, the house is set back from the road with off street parking for several cars. To the front is a study and a superb kitchen/breakfast room with an extensive range of units and full height cupboards, fully integrated appliances and large central island/breakfast bar. To the rear is a spectacular open plan living

space that runs across the back of the the house creating a wonderful multi purpose space. A family area flows through to a generous reception room which leads to a formal dining room. French doors from both the reception and dining room open to a wonderful terrace which overlooks a beautifully landscaped private southerly facing garden with a modern oval garden pod.

The lower ground floor comprises a superb leisure complex with a gym, sauna, spa area, swimming pool and pool room. There is also a double bedroom, a shower room and a plant room located to the front. Upstairs, the principal suite is located to the rear with well designed fitted wardrobe space and a luxurious en suite bathroom. A guest suite with an en suite bathroom has French doors to a balcony at the rear. There are a further three bedrooms to the front and a stylish shower room. On the top floor is an additional bedroom, shower room, store room and large games 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.













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Gross internal area (approx) 603.3 sq m/6,494 sq ft

Plus eaves storage 4.6 sq m/50 sq ft

Total area shown on plan 607.9 sq m/6,544 sq ft



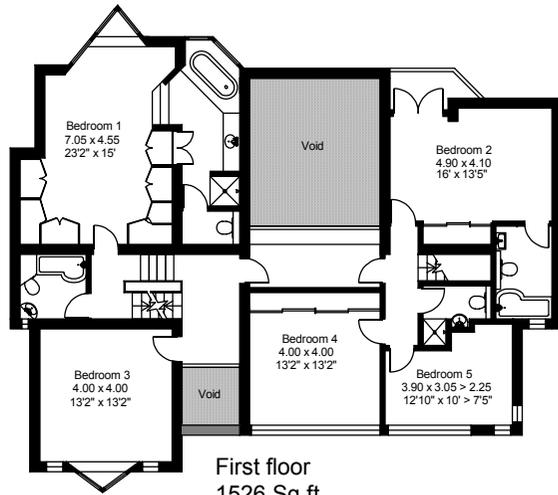
savills.co.uk

James Morrison

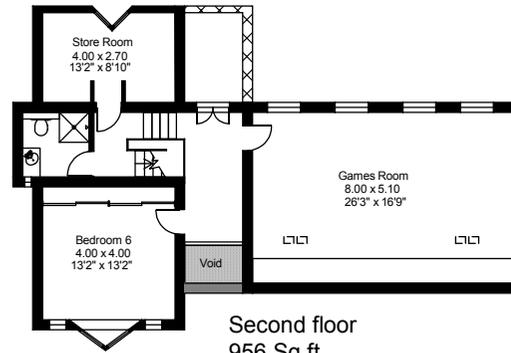
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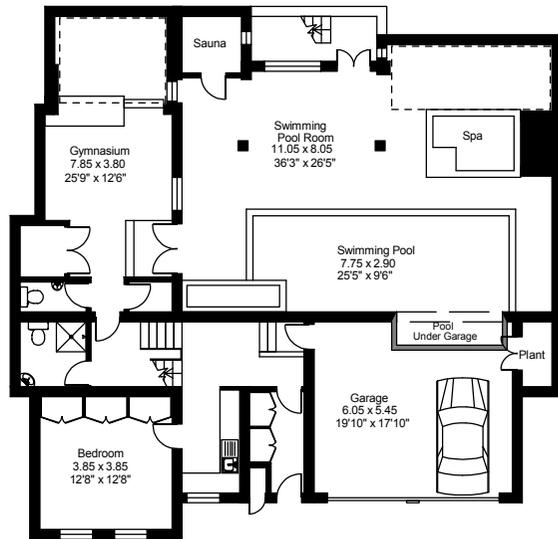
jmorrisson@savills.com



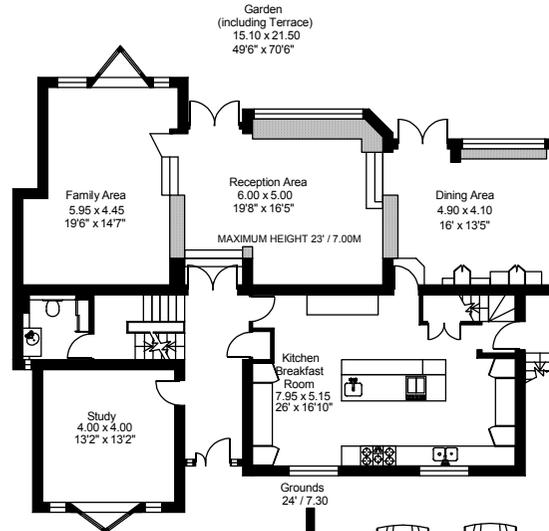
First floor
1526 Sq.ft.



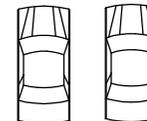
Second floor
956 Sq.ft.



Lower Ground floor
2268 Sq.ft.



Ground floor
1744 Sq.ft.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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