



A handsome mid Victorian family house offering well balanced living and entertaining space with a wonderful 111' garden and planning permission to extend.

Lingfield Road, Wimbledon Village, SW19

Freehold

Price on application

savills

Superb village location • Mature 111' rear garden • Garage • Planning permission for an extra room • Study • Utility room • EPC rating: D

Local information

Lingfield Road is one of Wimbledon's most sought after streets located within 100m of the High Street and Wimbledon Common. Wimbledon Village is renowned for its unique feel with a sense of having one foot in the country whilst being only 17 mins by rail to the City. The High Street has a number of pretty shops, restaurants and bars with two stables available for riding on the Common. The Common itself is over 1200 acres and is perfect for walking, riding, cycling or golf at one of the three courses within the Common. Wimbledon railway station is around 800m away with a regular link to central London. Locally are a number of excellent schools with Kings College School and Wimbledon High School both around 600m away. Source of times: www.tfl.gov.uk Source of distances: Google Pedometer All measurements are approximate Agent's Note: Savills would like to make potential purchasers aware that the property is within a conservation area. For further information visit www.merton.gov.uk

About Lingfield Road

This outstanding five double bedroom family house is set back from the road behind a landscaped front garden and opens into a deep wide entrance hall with attractive herringbone parquet flooring which extends across the reception space. To the front is an elegant bay fronted double reception room with original dividing doors, beautiful marble twin fireplaces and green views of the garden to the rear. There is also a useful study/home office. The lower ground floor provides excellent informal living space with a bay fronted reception room to the front benefitting from good natural light with

built in cabinetry and display shelving. This could also be used as an occasional fifth bedroom as there is also a shower room alongside. To the rear is a fantastic kitchen/dining room with full height folding doors leading onto a beautiful stone terrace with gradual steps up to a spectacular, well stocked, private 111' rear garden. The contemporary shaker style kitchen offers an extensive range of fitted units and cupboards with wooden work surfaces and fully integrated appliances complete with a central island. The utility room is conveniently located off the kitchen. There is also a downstairs shower room/guest cloakroom. Upstairs, on the first floor to the front is the principal bedroom suite with well designed fitted wardrobe space and a luxurious en suite bathroom with a large basin, roll top bath and a separate glass rain shower. To the rear is an additional double bedroom with built in wardrobes and a stylish guest shower room. On the top floor are a further two double bedrooms and a contemporary family bathroom. The house also benefits from a shared drive way, a garage and planning permission in place to add a sun room at the rear increasing the living accommodation.

Tenure

Freehold.

Local authority

London Borough of Merton.

Energy Performance

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

Viewing

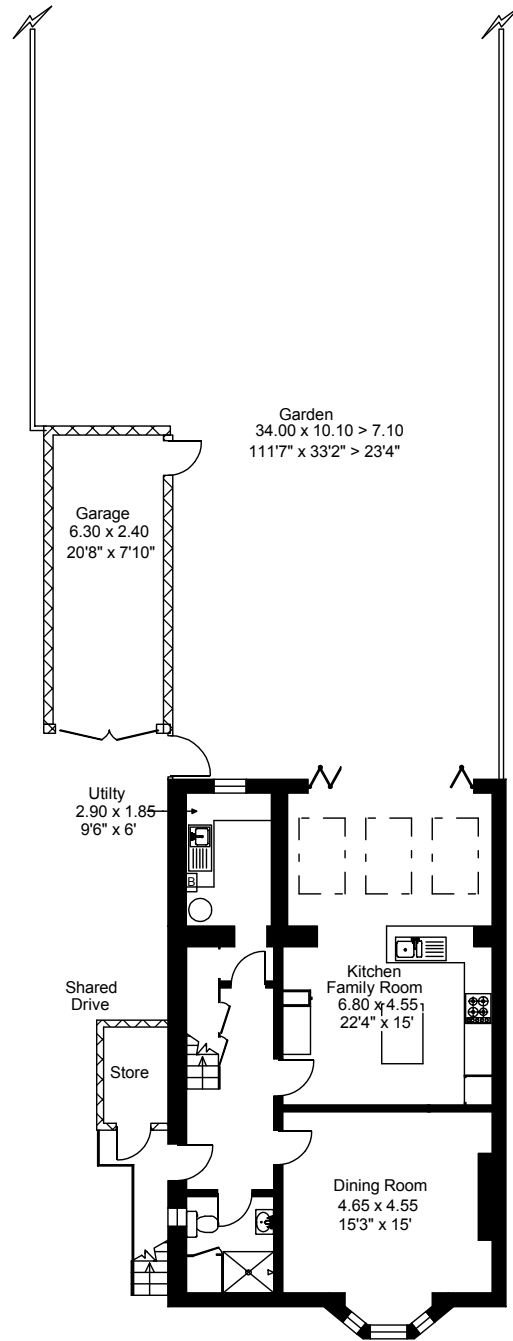
Strictly by appointment with Savills.











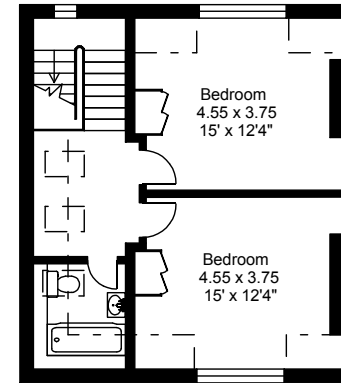
Lower ground floor
792 Sq.ft.

Current Layout

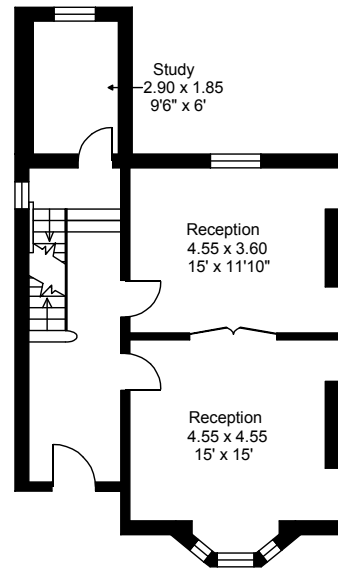
Gross internal area (approx) 240.2 sq m/2,586 sq ft

Plus Garage and store 18.3 sq m/197 ft

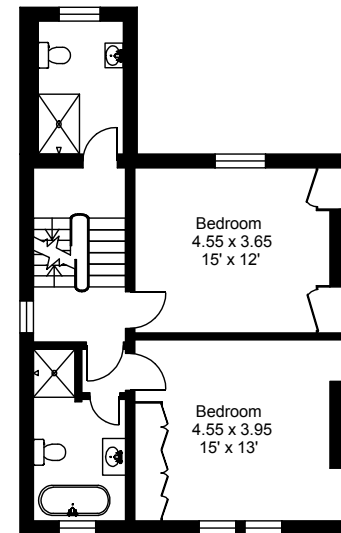
Total 258.5sq m/2,783 sq ft



Second floor
556 Sq.ft.

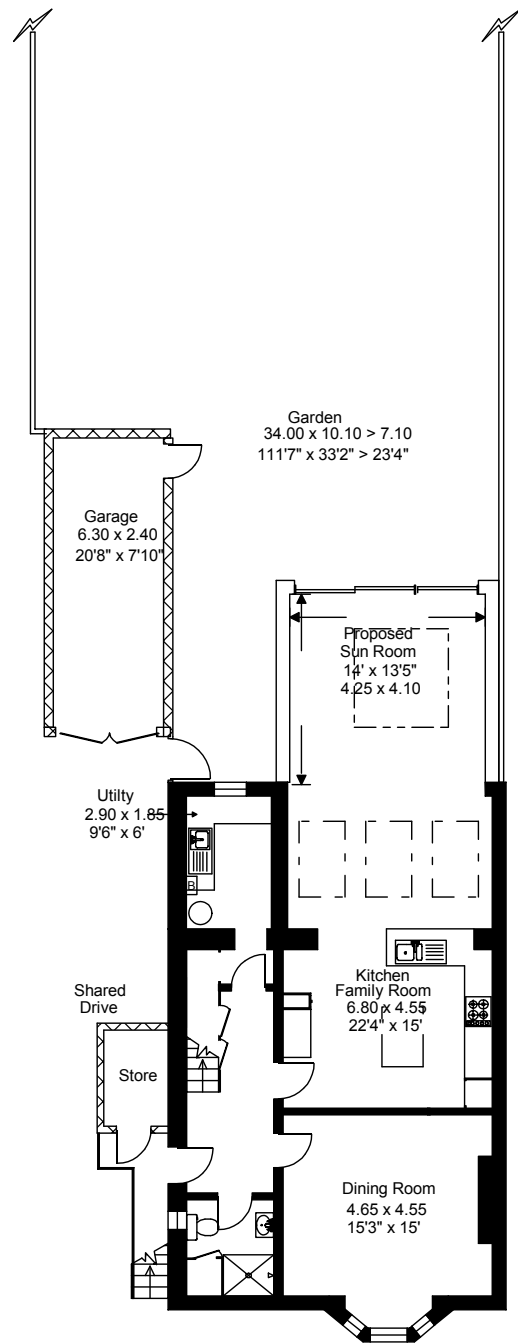


Ground floor
615 Sq.ft.

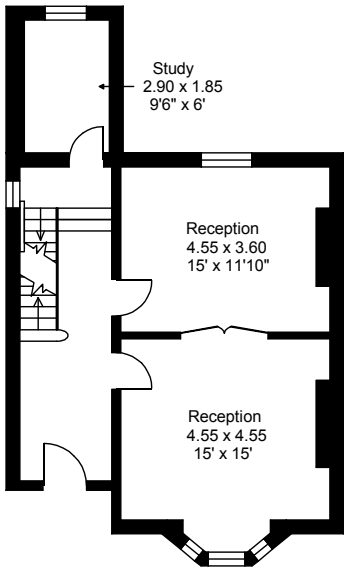


First floor
623 Sq.ft.

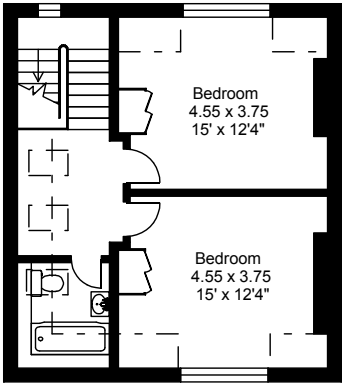
Proposed Extension Layout
Gross internal area (approx) 259 sq m/2,789 sq ft
Plus Garage and store 18.3 sq m/197 ft
Total 277.4sq m/2,986 sq ft



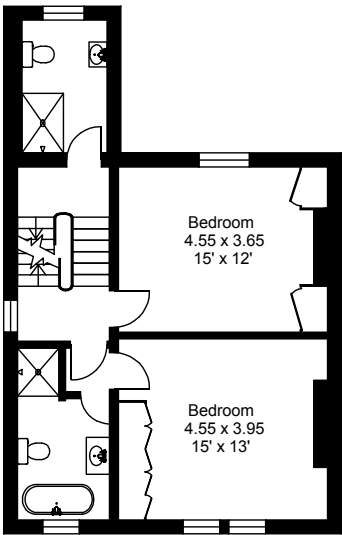
Lower ground floor
995 Sq.ft.



Ground floor
615 Sq.ft.



Second floor
556 Sq.ft.



First floor
623 Sq.ft.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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