



Bathgate Road, Wimbledon **SW19**

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## The Property

Discretely tucked away in a small gated community, this detached five bedroom, four bathroom house built at the beginning of this century, has been a happy family home. Extensive improvement works have been undertaken in recent years, making this a practical yet beautiful space for family living and gatherings as well as high-level entertaining.

A grand central entrance hall sets the scene, meeting with an impressive bifurcated staircase directly ahead. Behind the staircase is a triple aspect formal reception room, surrounded by delightful green views. The hub of the house is a generously proportioned kitchen entertaining area with high-ceilings, while there is also a formal dining room, study, guest bathroom and handy separate utility room with a wine storage area on this floor.

The first floor offers a remarkable additional light-filled reception room and there are three well proportioned, bright and airy bedrooms on this floor, including an impressive principal suite with a modern en-suite and ample fitted wardrobe space and a family bathroom with a separate bath and shower enclosure. There are two additional spacious bedrooms with storage and bathrooms on the top floor.

The secluded wraparound garden with its firepit and two patios is ideal for outdoor entertaining and the integral double garage is a useful addition to the three car driveway.

**Guide Price: £4,125,000**

**Tenure: Freehold**

**Local Authority: London Borough of Merton**

**Council Tax Band: H**

**EPC: D**





## Location

Wimbledon offers a quality of life more akin to the country than London, and Bathgate Road is considered one of Wimbledon Village's finest roads, offering easy access to the High Street and Common. The area includes Georgian, Edwardian and Victorian houses and many green open spaces, including Wimbledon Common and Wimbledon Park. At the heart of Wimbledon Village is a comprehensive range of boutiques, independent retailers, chic restaurants and cafes.

Highly regarded for its association with tennis, Wimbledon has hosted the oldest tennis championship in the world since 1877. Plenty of other leisure facilities abound, including riding stables, golf clubs, tennis courts and other sports clubs.

Southfields Underground (0.8 miles) is nearby for the District line into central London and Wimbledon (1.4 miles) is the only London station with interchange between rail, Underground and Tramlink services. Transport links to central London are fast and frequent with regular services to London Waterloo (19 minutes). Other options are provided by the District Line and also Thameslink to London Blackfriars and London St. Pancras International for the Eurostar. The A3/M25 road network offers excellent access to both Heathrow and Gatwick airports.

Wimbledon is renowned for its commitment to educational excellence. The area boasts a world-class reputation for its schools, with notable independent institutions including Kings College School, Wimbledon High School, Putney High School, Wimbledon Common Prep and The Study Prep all within close proximity. These schools offer a top-tier education that attracts students from around the world, making Wimbledon a hub for academic achievement and intellectual growth.



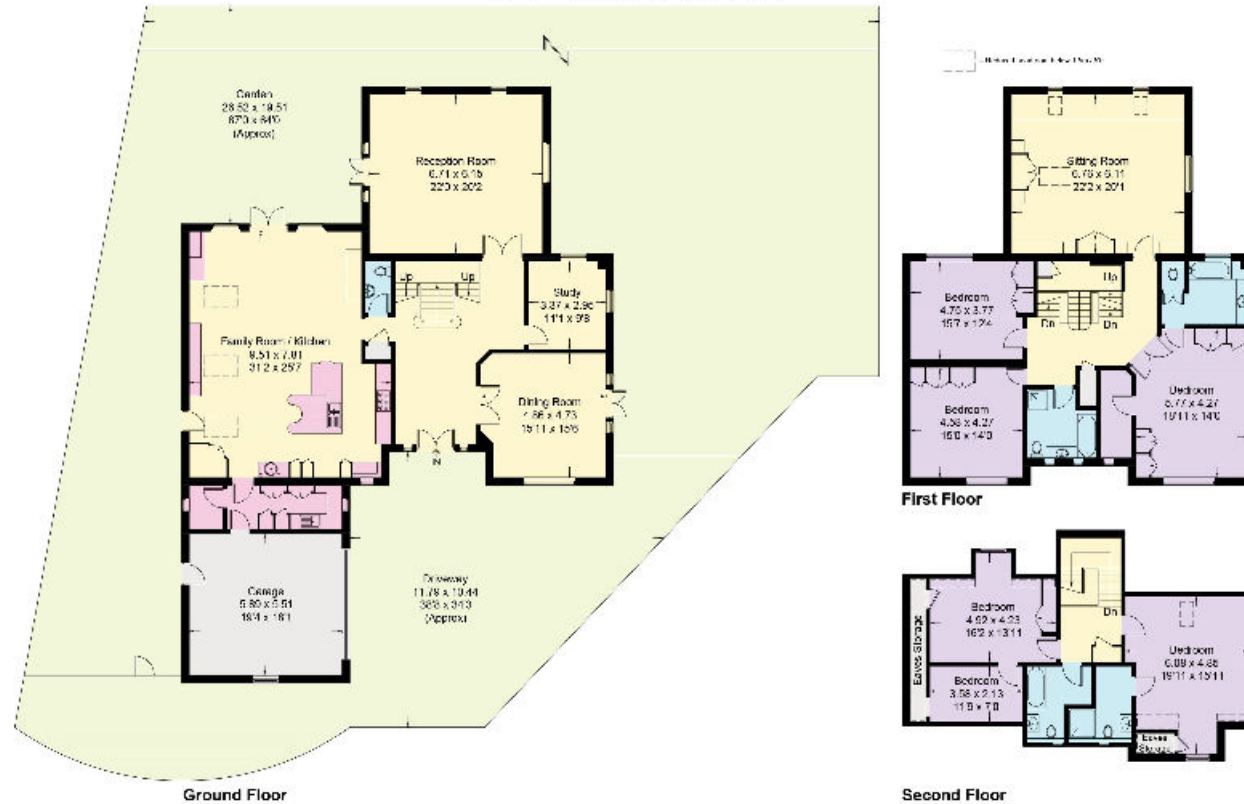






# Bathgate Road, SW19

Approximate Gross Internal Area = 414.9 sq m / 4466 sq ft  
 (Excluding Garage / Eaves storage & Reduced Head Room)  
 Eaves storage & Reduced Head Room = 7.1 sq m / 76 sq ft  
 Garage = 32.6 sq m / 351 sq ft  
 Total = 454.6 sq m / 4893 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

**Knight Frank**  
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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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