



WINDMILL ROAD

Wimbledon, SW19



# HISTORIC CHARM BENEFITTING FROM MODERN INTERIORS

A Detached Six Bedroom Residence for sale on 0.63 acres with  
Southerly Gardens, Heated Pool and a Pool House, adjacent to the  
Historic Wimbledon Windmill.



Local Authority: London Borough of Merton

Council Tax band: H

Tenure: Freehold

Guide Price: £7,500,000



## ABOUT THE PROPERTY

Set within a remarkably private, southerly facing plot of approximately 0.63 acres, Mill House is a handsome and well-appointed detached residence, built in 1820 and positioned just moments from the iconic Wimbledon Windmill in the middle of Wimbledon Common. This beautifully renovated home offers all the charm of a historic setting with the benefit of modern interiors and a thoughtfully configured layout, ideal for both family living and entertaining. The Wimbledon Windmill itself, originally built in 1817 as a post mill and later converted into a smock mill, holds a significant place in local history. After ceasing operation in the 1860s, it served as a residence and now operates as a museum celebrating both the craft of windmilling and the heritage of Scouting. Mill House, built shortly after in 1820, shares in this rich narrative while enjoying the peace, privacy and greenery that define this exceptional corner of the Common.





## EXCEPTIONAL QUALITY IN A RARE AND HISTORIC LOCATION

Approached via a discreet private drive and set behind gates and mature screening, there is plenty of off-street parking. The house opens into an impressive and light-filled entrance hall. At the heart of the home lies a stunning kitchen entertaining area with a vaulted ceiling and high specification fittings, ideal for everyday living and larger gatherings alike. A substantial double-length, dual-aspect drawing room with a feature fireplace provides an elegant yet comfortable reception space, complemented by a separate snug, dedicated study, substantial media room and a practical utility/boot room. Accommodation is generous and well-zoned across two floors. The principal suite enjoys views over the garden and features ample fitted wardrobes and a luxurious en-suite bathroom. Three additional well proportioned, bright and airy bedrooms are located within the main section of the house with a further two en-suite bedrooms, accessed via a separate staircase, offering privacy for guests or extended family. The gardens are a particular highlight: level, secluded and laid to lawn, surrounded by mature trees, hedges and established planting that ensure year-round privacy. A heated outdoor swimming pool adds to the lifestyle offering, accompanied by a detached pool house complete with a kitchen, steam room, changing area and WC. This is a rare opportunity to acquire a substantial period home in one of Wimbledon's most enchanting and historic settings.







## PROPERTY LOCATION

Wimbledon offers a quality of life more akin to the country than London, and Wimbledon Common personifies this, offering easy access to the High Street and its many amenities. The area includes Georgian, Edwardian and Victorian houses and many green open spaces. At the heart of Wimbledon Village is a comprehensive range of boutiques, independent retailers, chic restaurants and cafés. Wimbledon (1.8 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 Park (1 mile) also offers direct access to central London on the District Line. 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.







Approximate Gross Internal Area = 462.0 sq m / 4973 sq ft  
 Pool House = 30.7 sq m / 330 sq ft  
 Total = 492.7 sq m / 5303 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



**Christopher Burton FNAEA**

+44 20 3815 9417

[chris.burton@knightfrank.com](mailto:chris.burton@knightfrank.com)

**Knight Frank Wimbledon**

58 High Street, London

SW19 5EE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2025. Photographs and videos dated June 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

