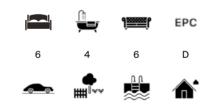




HISTORIC CHARM BENEFITTING FROM MODERN INTERIORS

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 lightfilled 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 it's 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)



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