

# ST MARY'S ROAD



Wimbledon  
Homes



# ST MARY'S ROAD

WIMBLEDON

Unique detached house with a stunning south facing garden on a large plot of over 0.35 of an acre (space for a tennis court STPP)

Located between Wimbledon Village and Town this delightful property is spacious and light throughout with scope for further extensions into the loft and to the rear. The house is presented in very good order with large reception rooms, entrance hall and landings and a sunny kitchen/breakfast room opening onto a paved stone terrace and mature garden. The house benefits from high ceilings and period features and is airy and bright. On the first floor there is a principal suite with dressing room and ensuite bathroom with a full width balcony offering far reaching views, 4 further double bedrooms and two bathrooms. The house has had recent planning permission (lapsed) for a tennis court and the addition of three bedrooms and a bathroom in the loft. There is a garage and off street parking for 4 cars.

Plot of over 0.35 acre

Reception room | Dining Room | Sitting Room | Kitchen/breakfast room

Playroom/Study | Principal suite with dressing room, ensuite bathroom and balcony

4 further double bedrooms and 2 bathrooms | Large loft space

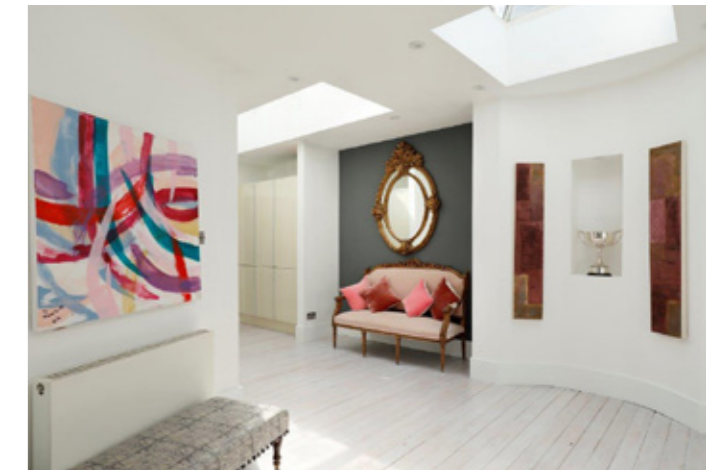
Magnificent mature garden with large stone terrace

Garage and driveway with OSP for 4 cars | Scope for further extensions and a tennis court STPP

Walking distance to Wimbledon Village, Town and mainline station

Catchment area for local schools

Wimbledon Homes





## WIMBLEDON VILLAGE

Wimbledon Village is one of South West London's most desirable areas, having the best of both worlds. Only 20 minutes by train from Central London yet enjoying a quiet location surrounded by the green, open spaces of Wimbledon Common and with Richmond Park only a ten minute drive away.

Wimbledon Common has something to offer for everyone from horse riding, nature rambles and walking groups to visiting the famous Windmill with its museum and tea rooms. There are also two golf clubs and regular events held on the Common including the Wimbledon Bookfest literary festival.

The Village has a busy high street with variety of upmarket food shops, boutiques, restaurants and pubs such as Bayley & Sage, Matches Fashion, The Ivy and The Dog & Fox.

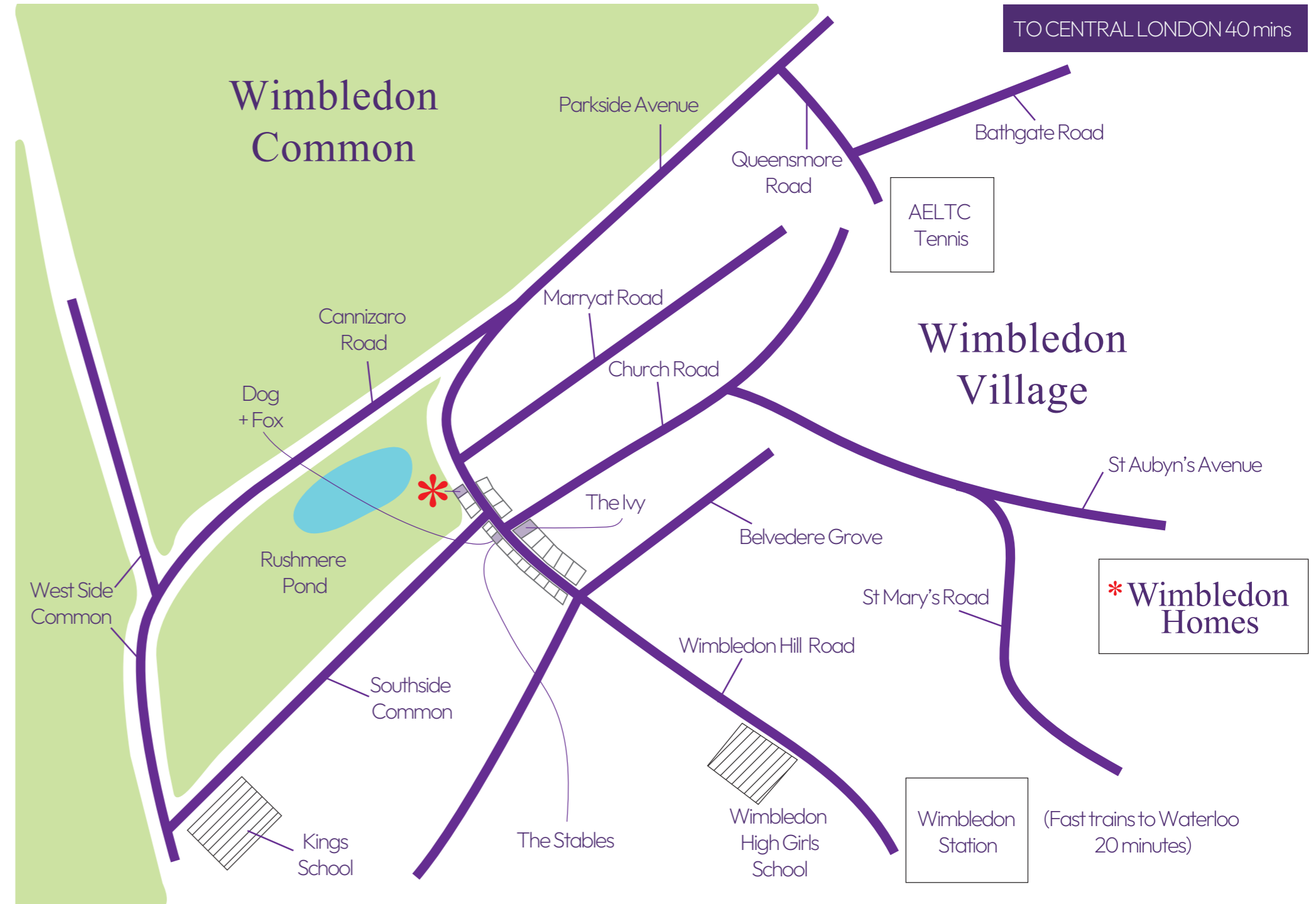
Summer's main attraction is of course the Wimbledon Tennis Championship when the international world comes to town for the only grass court Grand Slam creating a truly unique atmosphere.

The area has some outstanding schools such as King's College School and Wimbledon High School as well as Ofsted outstanding state schools and even a Forest School to take advantage of all that the Common has to offer.

Wimbledon is well connected to Central London and the City by both high speed trains and the Underground and the nearby A3 linking to the M25 means that both Heathrow and Gatwick airports are only 40-45 minutes away by car.

Overground – Clapham Junction 7 mins, Vauxhall 12 mins and Waterloo 18 mins.

Underground – District Line – Earls Court 17 mins







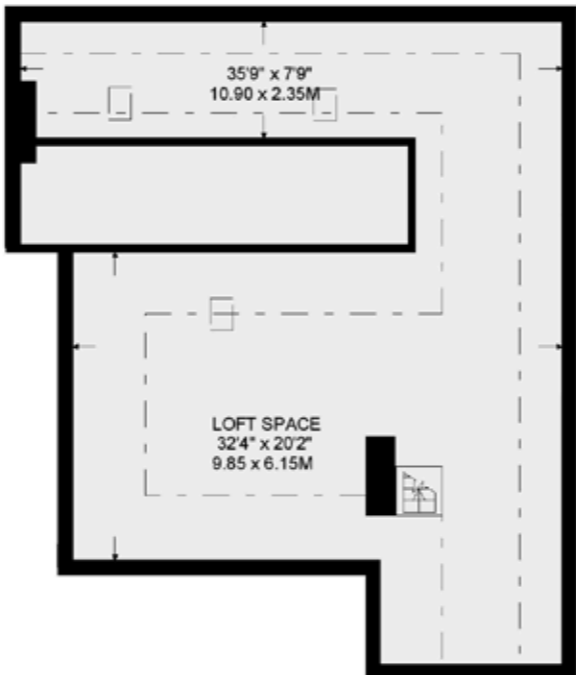
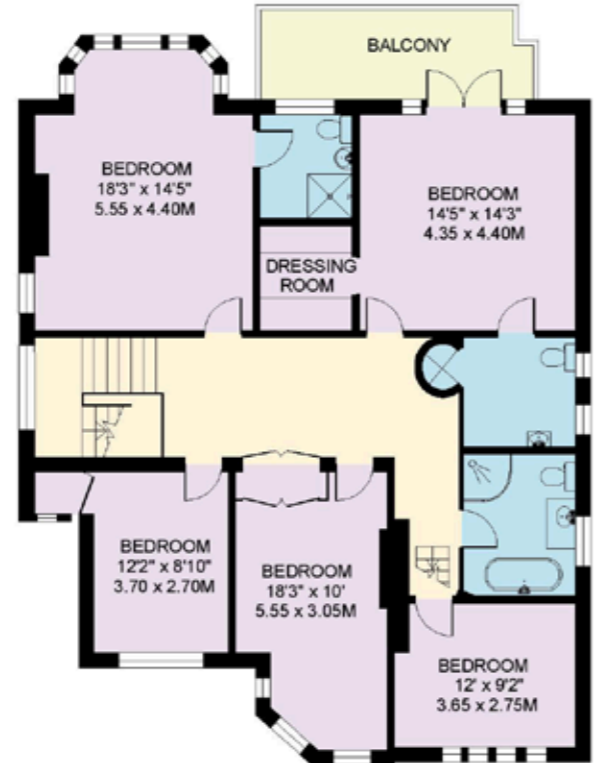
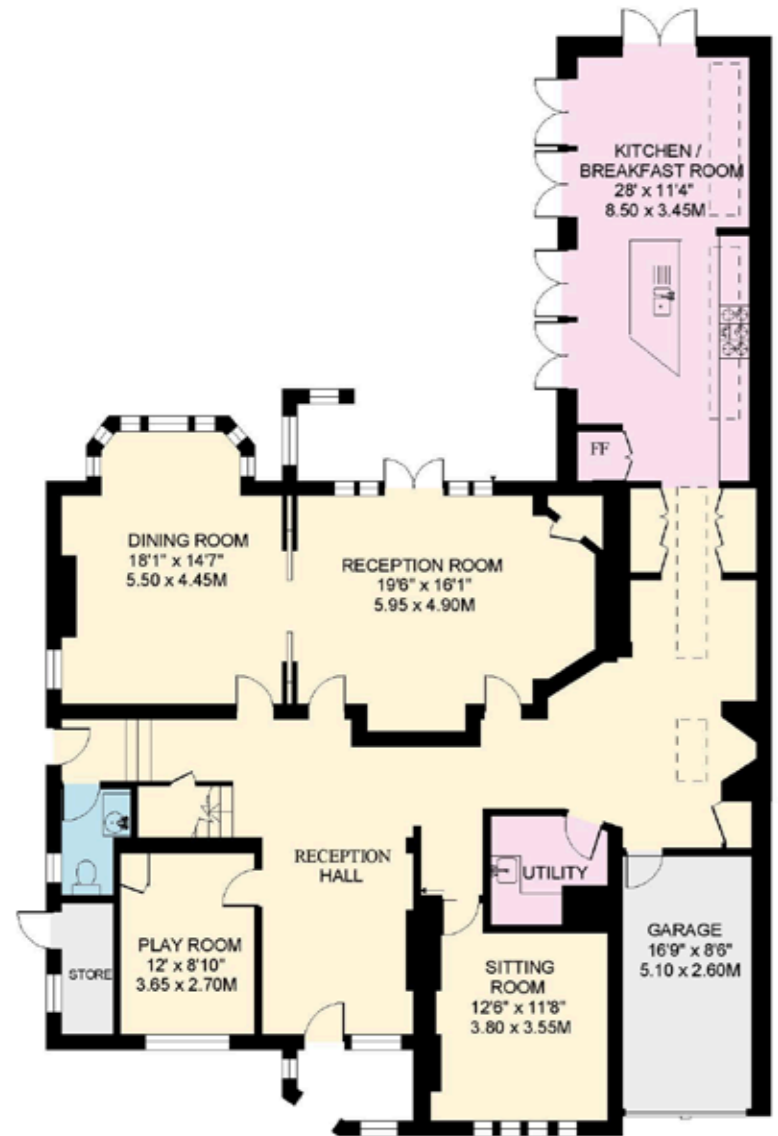
ST MARYS ROAD  
WIMBLEDON  
LONDON SW19



APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
 = 3517 SQ.FT. / 326.7 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 = 1085 SQ.FT. / 98.9 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
 4602 SQ.FT. / 427.5 SQ.M.



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38 High Street  
Wimbledon, SW19 5BY

[www.wimbledonhomes.com](http://www.wimbledonhomes.com)  
[enquiries@wimbledonhomes.com](mailto:enquiries@wimbledonhomes.com)  
0208 947 7171