



6 Drax Avenue

Wimbledon SW20 0EH



ACCOMMODATION

- Reception Hall
- Drawing Room
- Dining Room
- Study
- Kitchen/Breakfast Room
- Spiral Wine Cellar
- Master Bedroom Suite
- 5 further Bedrooms (4 en-suite)
- Private Drive
- Overlooking Royal Wimbledon Golf Course

PRICE ON APPLICATION

Central London approx. 9 Miles

Heathrow Airport approx. 17 Miles

Gatwick Airport approx. 30 Miles

A charming, beautifully presented detached family residence located in the heart of the highly regarded Drax Estate, backing onto the Royal Wimbledon Golf Course.

A truly delightful 6 bedroom detached house located on one of the very best plots on the Drax Estate measuring some 2/3 acre with beautifully landscaped gardens. There is ample space to the south-westerly side of the house to substantially extend the house if required (subject to any necessary planning consents).

The house is approached via a gated carriage driveway with ample off-street parking. On the ground floor the house comprises: part



panelled entrance hall; a spacious kitchen/breakfast/family room with quality appliances, spiral wine cellar and double doors to the terrace and garden; a large drawing room, again with doors to the terrace and garden; dining room; a study; a cloakroom; utility room and access to the integral double garage.

On the first floor is the impressive master bedroom complete with dressing area and en-suite bath and shower room - all with lovely views over the stunning gardens. 3 further bedrooms and 2 further bathrooms (one en-suite) complete this floor. On the second floor

are 2 bedrooms, both with en-suite bathrooms and fitted wardrobes.

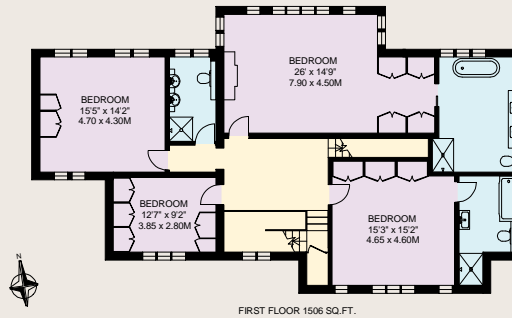
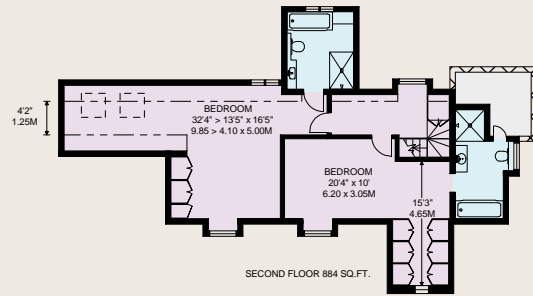
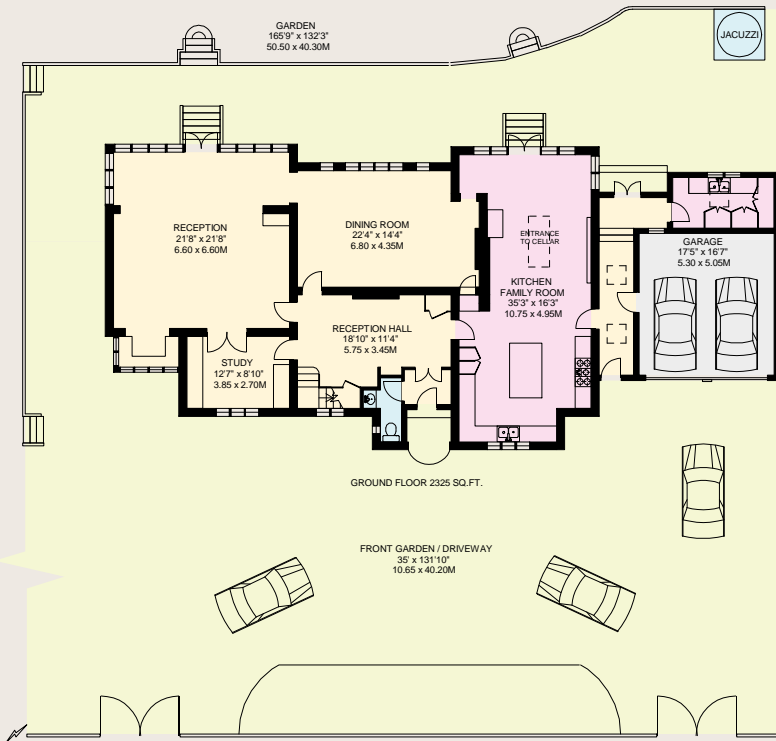
To the rear of the house are simply stunning gardens with mature trees and shrubs, a large entertaining terrace and a 'sundowners' terrace.

Drax Avenue is a private road within a peaceful conservation area about a mile from Wimbledon Village where one can find an excellent selection of shops, boutiques, restaurants, cafés and bars in a unique and charming atmosphere. The surrounding area offers many good schools including King's

College School for boys, the Study and Wimbledon High School, both for girls, the Rowans and Wimbledon Common preparatory School, several being within walking distance of the house. Recreational facilities are well catered for with golf, tennis and fitness clubs nearby and riding stables in Wimbledon Village. Central London is easily accessible by car or train, using the A3 trunk road, or the mainline stations from where regular trains provide access to Waterloo in 12 - 15 minutes. The Jubilee link at Waterloo now means that Canary Wharf is also within easy reach of Wimbledon.



4745 SQ.FT.
DRAX AVENUE
WIMBLEDON SW19
 APPROXIMATE INTERNAL FLOOR AREA
4745 SQ.FT. / 440.8 SQ.M.
 PLUS EAVES STORAGE 57 SQ.FT. / 5.3 SQ.M.



FLOORPLAN PRODUCED FOR "ROBERT HOLMES" BY FLOORPLANNERS 07801 228850
 ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
 WHERE A ROOM HAS A SLOPING CEILING, THE DOTTED LINE MARKS 1.50M HEIGHT,
 AND THE MEASUREMENTS ARE SHOWN AT FLOOR LEVEL



PRICE ON APPLICATION
 Viewings by appointment through Robert Holmes & Co on 0208 947 1100

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, nor tested the services, appliances or specific fittings.