



6 Kinsella Gardens

Wimbledon | SW19 4UB

Outstanding modern house near the Village



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Specification List

- 3 reception rooms
- 4 bedrooms
- Master bedroom with ensuite bathroom
- 2 dressing rooms
- Family kitchen
- Study
- Gym
- Private garage
- Wimbledon Village 1.3km
- EPC rating C

**Guide Price on application – Freehold
London Borough of Merton**



Description

6 Kinsella Gardens is a beautifully presented detached modern house built by Venture Developments in 1999, located within an exclusive gated development adjacent to the Royal Wimbledon Golf Club. In recent years the interior of the property has been extended and renovated to a high specification providing light and spacious accommodation throughout, with stylish fittings and a contemporary finish.

The front door leads into an oval shaped entrance hall with an impressive light atrium and a stainless steel and glass staircase. The reception space on the ground floor is perfect for entertaining with a large reception room, separate sitting room and a wonderful open plan kitchen/family room which has an exceptional Poggenpohl kitchen fitted with Gaggenau appliances and glass doors leading onto the garden. There is also a study, a utility room and access to the cellar.

On the first floor the master bedroom suite has access to two dressing rooms which contain custom made Hulsta furniture, one of which is also accessible from the guest suite. There is a further bedroom with an ensuite shower room on this floor.

The second floor has three further bedrooms, one ensuite and a family bathroom.

The pretty south facing landscaped garden provides additional entertaining space with both open and covered exterior sitting and dining areas. The good sized lawn is surrounded by low level hedging and the entire garden is well screened by mature hedges.

To the front of the house there is gated off-street parking, in addition to a double garage.

Throughout the house there are pre-cast concrete floors, solid concrete internal walls, air conditioning, under-floor heating, Sonos and a comprehensive security system with CCTV.



Location

Kinsella Gardens is situated in an almost rural position between the Common and Cannizaro Park with around 1200 acres of open space on the doorstep. This offers the perfect place to play golf, horse ride, cycle or simply to go for a stroll. Approximately 1.3km away is Wimbledon Village which has its own distinctive character, numerous shops and a true village feel. Locally are many renowned schools with The Study for girls 450m away and King's College School around 1.2km. Wimbledon rail station for central London (17 min) is approx 2.5km distant.

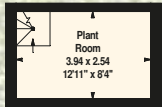
Source of distances: Google Pedometer

Source of times: Transport for London

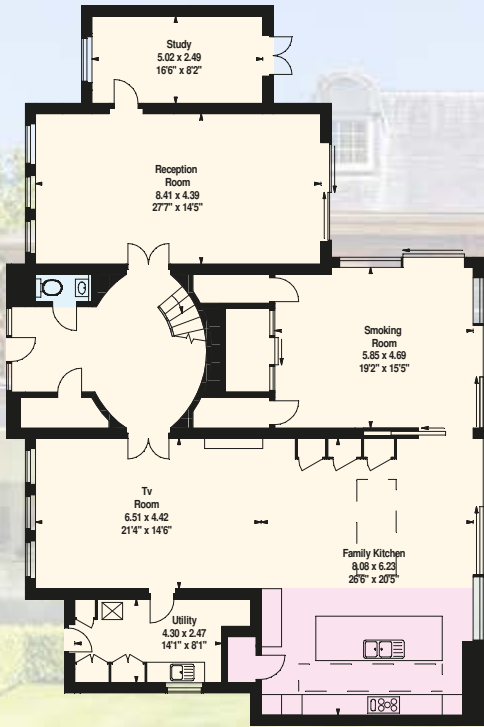


Gross Internal Area (Approx) 450 Sq m/4,844 Sq ft
Excluding garage of 30 Sq m/323 Sq ft

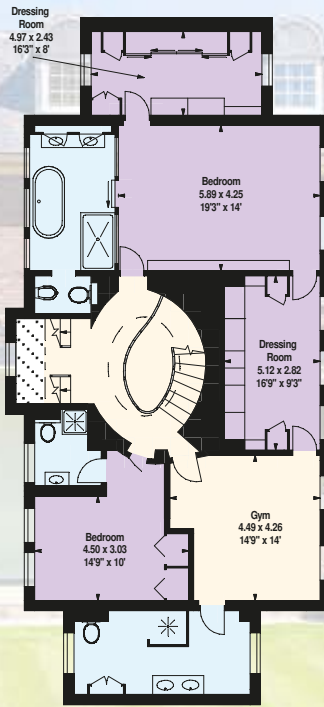
Under 1.5m head height



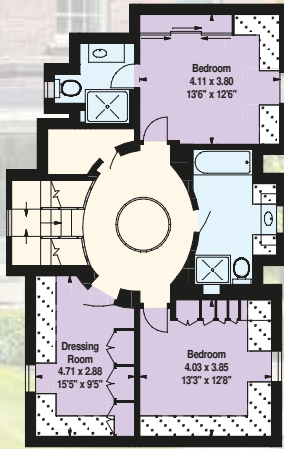
Lower Ground Floor



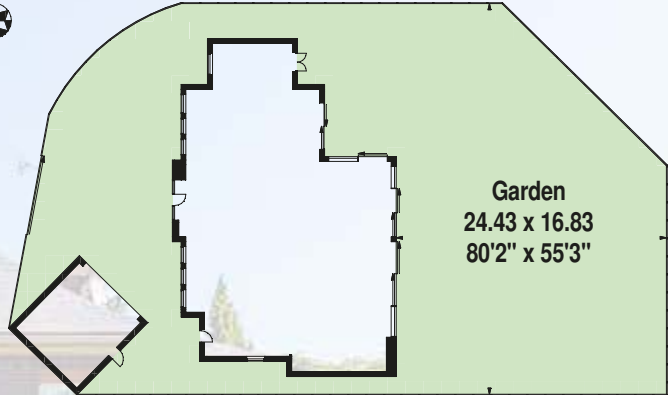
Ground Floor



First Floor



Second Floor



Site Plan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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