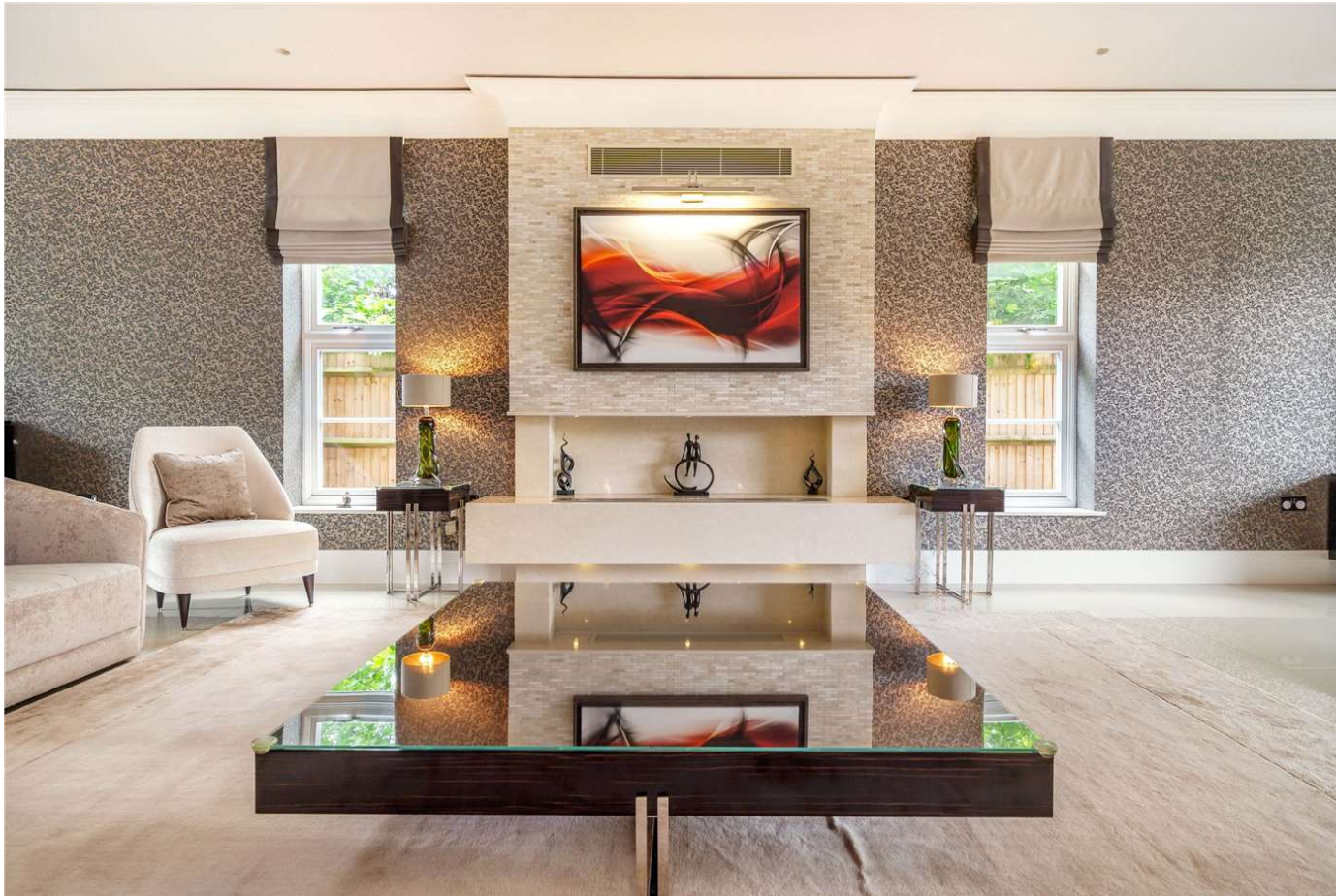




BELTANE DRIVE, SW19  
£5,250,000 FREEHOLD

Winkworth





## BELTANE DRIVE, SW19

**Winkworth Wimbledon are delighted to offer for sale this spectacular classic modern detached six-bedroom family home situated in Wimbledon Village, in a sought-after residential road, finished to the highest of standards.**

The ground-floor features a large, impressive entrance hall and covered porch and opens out onto a large open plan porcelain tiled reception room which is zoned to encompass living and dining areas, featuring an impressive gel fireplace. The bifolding doors from the reception room open out onto an attractive east facing rear garden which is partly tiled and decked and features a fascinating water feature. There is an outside store and toilet located to the exterior rear.

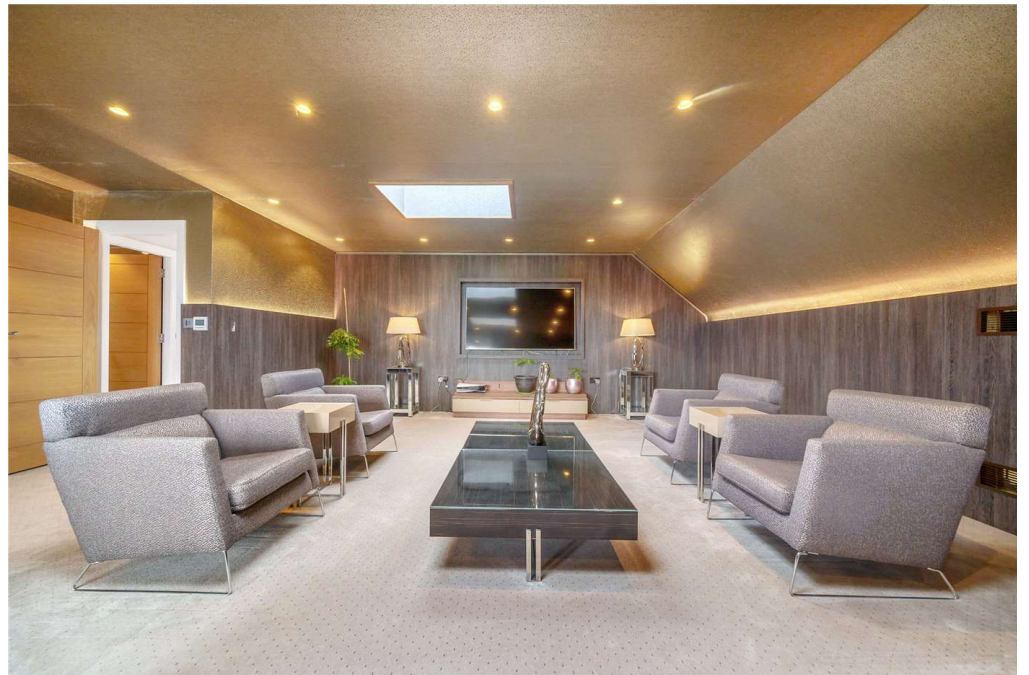
Leading from the reception room is the contemporary fitted kitchen and breakfast area which features a decorative ceiling and is equipped with integrated Miele appliances and a Fisher and Paykel integrated American fridge/freezer. A separate kitchenette provides additional storage for an integrated washing machine and tumble dryer. There is also access to the integral garage from the entrance hall.



Leading up the solid oak staircase to the first floor you will find the majestic principal suite situated to the rear of the house which offers a large aspect bedroom with a stunning en-suite bathroom which features a gold leaf painted ceiling with a freestanding bathtub and walk in wardrobe. There are four further bedrooms on the first floor three of which are en-suites with built-in wardrobes.

On the second floor you will find a spacious cinema/media room with a kitchenette and a balcony, taking in the far-reaching views of Centre Court. On this floor you will also find a bathroom with a shower as well as another double bedroom. There is also plenty of eaves storage space located on this floor.

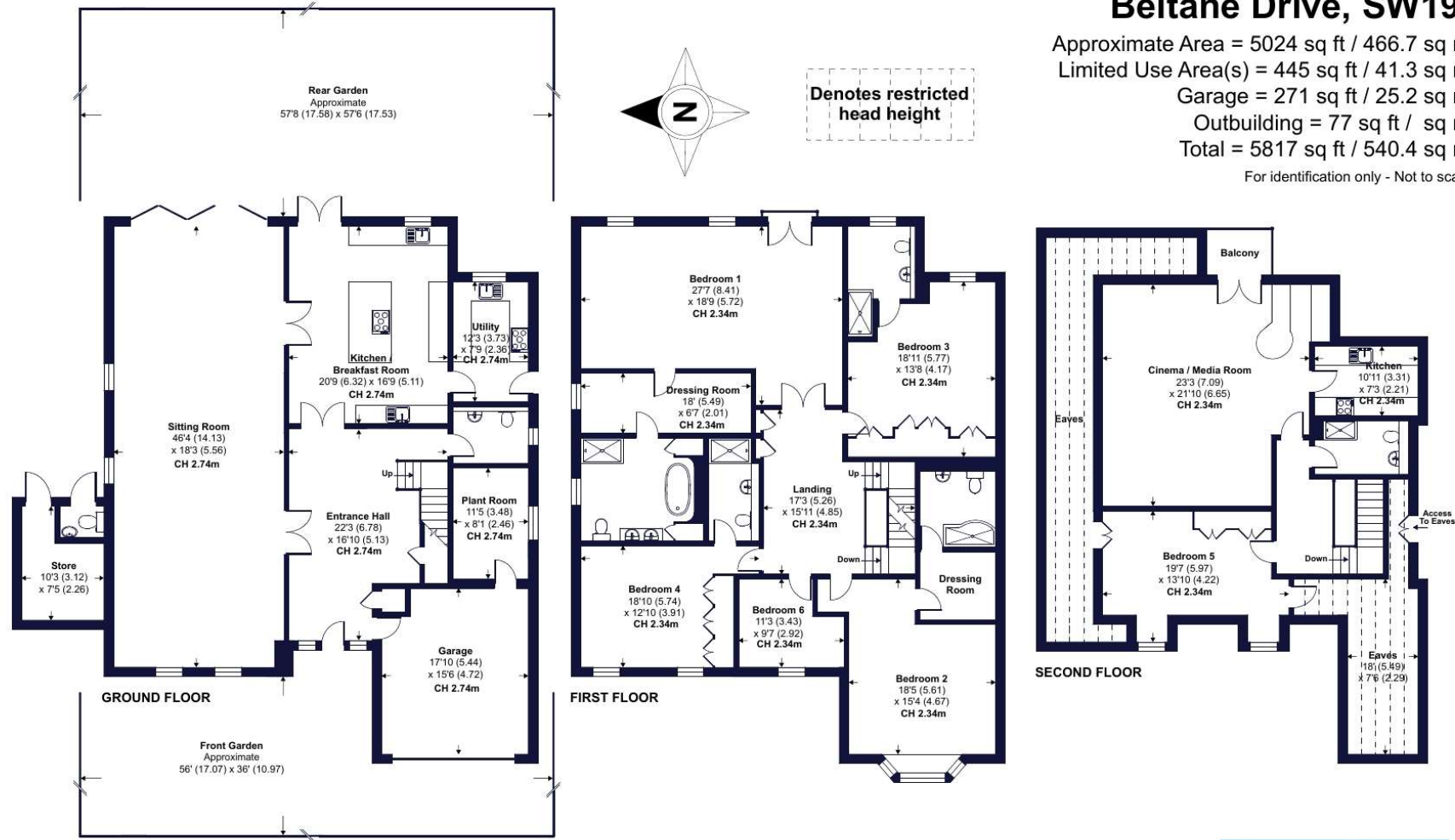






# Beltane Drive, SW19

Approximate Area = 5024 sq ft / 466.7 sq m  
 Limited Use Area(s) = 445 sq ft / 41.3 sq m  
 Garage = 271 sq ft / 25.2 sq m  
 Outbuilding = 77 sq ft / sq m  
 Total = 5817 sq ft / 540.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2023. Produced for Winkworth. REF: 1014344



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A	88	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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