



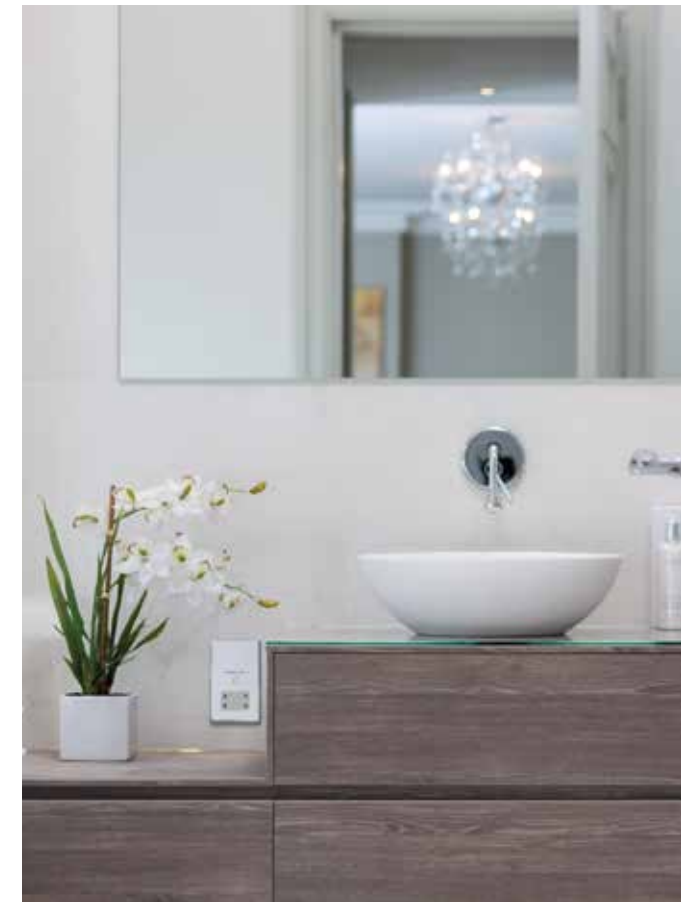
32

BURGHLEY
ROAD
WIMBLEDON SW19

This glorious six bedroom house offers the perfect balance of family accommodation, leisure and entertaining space, and is uniquely situated moments from the world famous All England Lawn Tennis Club.



A magnificent family home



32 Burghley Road offers extensive entertaining space, light filled day rooms, sumptuous bedrooms, tranquil bathrooms, indulgent leisure facilities and incorporates the latest technology.

Exquisitely design

A light filled kitchen/dining/ family room provides a wonderful focal point to this home, with stunning two storey views over landscaped gardens. Bi-folding doors lead to a dining terrace, and a curved glass staircase links to the family room below. A fully equipped Poggenpohl kitchen offers generous preparation and entertainment space, and is completed by a cosy Snug, with log fire.



ned and meticulously constructed



The stunning Family Room with double height glass wall, leads onto a courtyard, with feature external gas fire and steps to the lush green gardens beyond.

A striking climate-controlled Wine Room, houses a bespoke wine storage and tasting area.



Bespoke

A fully equipped professional Home Cinema, with full screen, award-winning projector and surround sound system is perfect for home entertaining.

A truly indulgent Master Bedroom Suite has a fireplace and french windows to a first floor terrace. His and Hers Dressing Rooms provide beautiful and practical storage, and the light-filled vaulted bathroom has French doors overlooking the garden.

The house offers a secluded and generous study, with bifolding doors to the courtyard and gardens, and with bespoke joinery storage.



oke design and attention to detail



Outside, there is an abundance of options for both relaxation and entertaining. With a secluded courtyard, three terraces and a beautifully landscaped garden to choose from, there will always be an area to suit your mood.



Specification



ACCOMMODATION

- Entrance Hall
- Drawing Room
- Kitchen/Dining/Snug Room
- Cloakroom
- Family Room
- Fully equipped Professional Cinema
- Mirrored Gymnasium
- Stone Clad Steam Room
- Climate Controlled Wine Room
- Study
- Laundry Room
- Plant Room
- Master Bedroom Suite with bathroom, twin dressing rooms, terrace
- Five Further Bedrooms
- 6 Further Bathrooms/Shower Rooms
- Storage Room
- Landscaped Gardens, Courtyard and 3 further Terraces
- Garage, Carriage Drive Way, Ample Parking, Electric Gates and Intercom

GENERAL

- Underfloor heating and gas boilers
- Air Conditioning
- Lutron Homeworks QS system throughout house, allowing fully personalised controlled lighting solution
- Multi room audio/HD video system to principle rooms, pre cabled for rest of house
- Award winning bespoke home cinema
- Fully integrated i-pad door Entry system, heating and A/C control.
- Full CISCO dual band WIFI system
- Video entry on every floor, security alarm, option for external CCTV

KITCHEN

- Sleek fitted Poggenpohl kitchen
- Feature curved island with Corian worktop, prep sink and breakfast bar
- Full range of Miele appliances including induction hob, 2 pyrolytic ovens, combination microwave oven, coffee machine, wine fridge, full height larder fridge and freezer, 2 dishwashers, 2 warming drawers, boiling water tap.



UTILITY ROOM

- High gloss furniture by Poggenpohl with ample storage, composite quartz stone worktop, large stainless steel sink and space for laundry appliances

BEDROOMS AND BATHROOMS

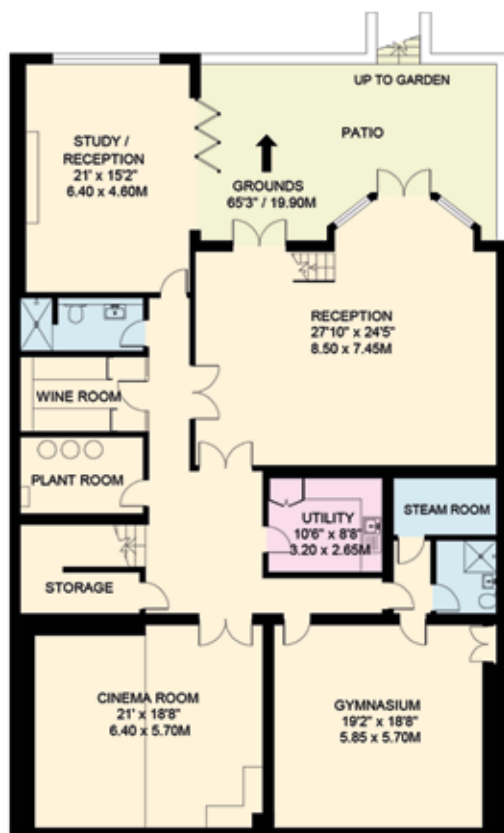
- Master Bedroom Suite with gas fire, 2 x french doors to terrace, vaulted ensuite bathroom and twin bespoke dressing rooms.
- Five further double bedrooms, all with extensive fitted wardrobes or dressing rooms and fully carpeted.
- Six further bath or shower rooms, each individually designed for a truly unique feel.



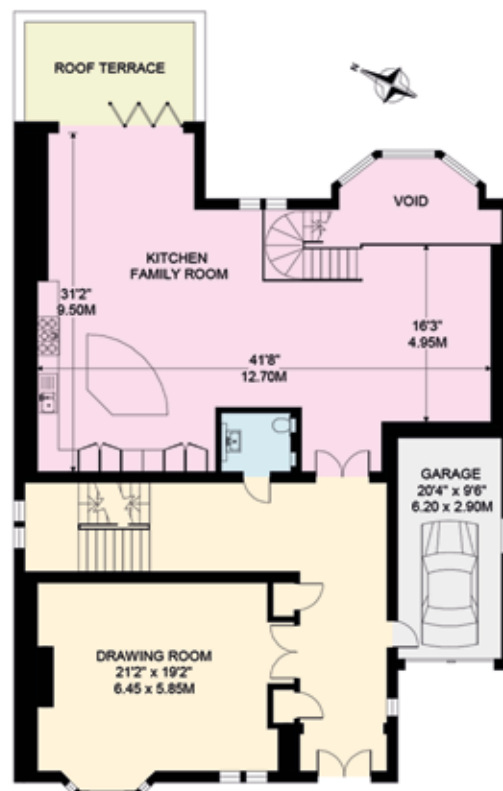
LANDSCAPING

- Beautifully landscaped gardens with full planting, irrigation and programmable feature lighting
- Courtyard with outside gas fire and 3 further terraces, all clad in slate

Floor plans



lower ground floor



ground floor

- reception rooms
- kitchen
- bedrooms
- bathrooms
- terrace/patio

32 BURGHLEY ROAD

approximate internal floor area
7610 sq.ft. / 707.1 sq.m.

lower ground floor 2584 sq.ft.

ground floor 2087 sq.ft.

first floor 1883 sq.ft.

second floor 1056 sq.ft.

All measurements are maximum,
includes window bays and wardrobes where applicable



first floor



second floor

Burghley is one of Wimbledon's premier leafy roads. Adjacent to the world famous All England Lawn Tennis Club, and a short stroll to Wimbledon Village with its exclusive range of boutiques, delicatessens and restaurants, it is difficult to beat. Wimbledon Common is also nearby with 1,100 acres of parkland and a labyrinth of leafy glades to enjoy on foot, bicycle or even horseback.

Other local leisure facilities include three golf courses including the exclusive Royal Wimbledon.

Access to Central London is excellent with both underground and overland trains reaching Waterloo in as little as 17 minutes. The A3 also is just a few minutes drive away giving easy access to The Capital and major arterial routes such as the M25, M3 & M4. Heathrow airport is just 28 miles away.

Wimbledon is also renowned for its excellent local schools, including the highly acclaimed King's College, Wimbledon Girls High School and The Study.



stacular central and leafy location



ABOUT INDIGO²

32 Burghley Road is a joint venture project between IndigoScott Group and Indigo Developments.

IndigoScott was established in 1997, and is a leading developer of high quality residential property. The company prides itself on beautiful, functional design and the use of high quality materials.

IndigoDevelopments was established in August 2009 and is an award development and contracting company specialising in high quality new build and refurbishment works.

32 Burghley Road is covered by a comprehensive LABC 10 year warranty, recognised by banks, building societies and insurance companies as a quality mark.



IndigoScott Group
+44 (0)20 8772 0747



Indigo Development Limited
+44 (0)20 8944 5320



Robert Holmes & Company
+44 (0)20 8947 9833