

## 3 Kingholme House, Wimbledon Village

**£1,395,000** Leasehold

An attractive lodge house within a gated development off Ridgway adjacent to Kings College School playing fields. Kingholme is a lovely Grade 11 listed manor house that was converted in 1999. This is a lodge with its own entrance and private south facing gardens. The accommodation is arranged over 2 floors with a shaker style kitchen by Harvey Jones featuring hand painted units, Italian granite work surfaces, built in appliances and an Aga. The kitchen has a triple aspect with electric Velux windows, creating a light and airy space opening out to the private south facing garden. In addition there is a formal reception room, a guest cloakroom and a dining room with French doors to the garden. On the first floor there are three bedrooms, an en suite bathroom and a triple aspect bedroom with views across the school playing fields. There is also a family bathroom and a walk in wardrobe in the second bedroom. Outside, the private south facing garden wraps around the side of the house, it can be accessed from both the kitchen and dining room. The lodge also has the right to use the communal garden to the rear which is mainly lawn and floral borders.

- 3 Bedrooms
- 2 Bathrooms
- Drawing Room
- Study/Dining Room
- Large Kitchen/Breakfast Room
- Cloakroom
- South facing Garden
- Further Communal Gardens
- Parking
- Gated Community
- EPC rating: C
- Council Tax Band:
- Service Charge: £4,350 pa
- Ground Rent: £700 pa
- EPC C – Council Tax Band G

**Hawes & Co**



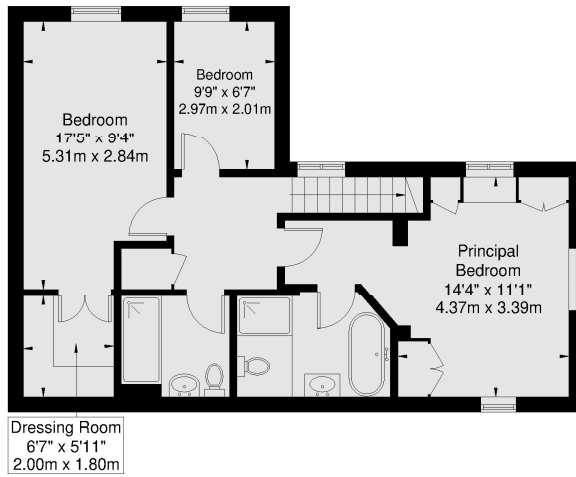




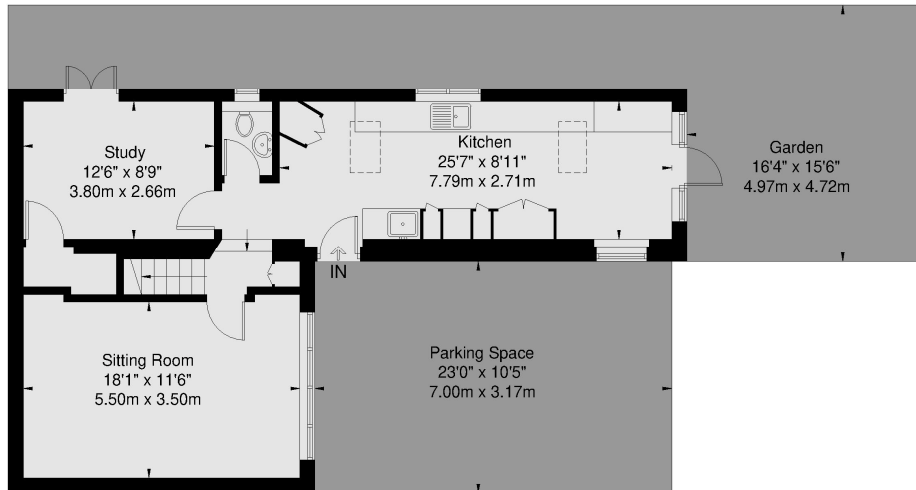


# Kingholme House

Approx Gross Internal Area = 124 Sq m / 1334 Sq Ft



**First Floor**



**Ground Floor**

Viewmedia @ 2024  
Viewmedia.co.uk

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Hawes & Co Wimbledon Village  
020 8946 1000  
wimbledonc@hawesandco.co.uk

6 High Street  
Wimbledon Village, London, SW19 5DX



@hawesandcoestateagents



@hawesandco

We are members of The Property Ombudsman (TPO), there to protect your interests and we abide by the TPO code of conduct.

Hawes & Co is a trading name, independently owned and operated under licence from LSLi Limited by EAHAW Ltd (company number 08704006), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, England, M33 3SD.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Hawes & Co.

**IMPORTANT NOTE TO PROSPECTIVE PURCHASERS:** Should an offer be accepted but prior to the memorandum of sale being issued, please note that to legally conform to The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out checks on all parties purchasing a property. We use the services of a third party, Lifetime Legal, who will contact you directly to do this. They will need your full name, date of birth and current address, and company information if the parties purchasing is a company. The Lifetime Legal check will search several different databases including the electoral roll and will require that you undertake an electronic check using a smart phone. Occasionally, additional information or documentation may be requested to support the process. There is a nominal charge of £36 including VAT for this process. We are unable to issue a memorandum of sale or withdraw the property from the market until the checks are complete. During the selling and buying process you may be asked by your solicitor, mortgage provider or estate agent to confirm your identity again - this is perfectly normal but each is an independent check.