



RUSSELL SIMPSON

Unique and historic farmhouse with
outbuildings, tennis court and
swimming pool in a protected pocket
of nature in South West London

CAMP ROAD
WIMBLEDON SW19

Camp Road

£8,950,000

BEDROOMS 9	INTERNAL 10,762 SQ FT 999 SQM	OUTDOOR 73,180 SQ FT	COUNCIL TAX H
BATHROOMS 8		EPC —	TENURE Freehold



The Property

Exceptionally desirable "country" estate containing two family homes within the tranquil woodland next to Wimbledon Common. This unique property gives an incoming buyer the opportunity to redesign to suit their needs or merely modernise the existing buildings.



The Farmhouse

The estate centres on an impressive and historic farmhouse. Entering this property on the ground floor, the front hall leads through to a large sitting room. On one side is a sun room and a study. On the other side is a dining room, with a folding door that can create a generous living area.

The dining room leads into a well-proportioned kitchen with wooden units, a tiled floor and an informal breakfast area. Beyond, this wing of the house contains a generous living room, a study, a bedroom, a bathroom and a utility room.

The first floor includes a principal bedroom with ensuite bathroom and double French doors giving access to the terrace. There are two more bedrooms on this level, sharing a bathroom. The second floor offers a fourth bedroom, a bathroom and additional storage space.

The farm house is decorated in a traditional style that suits its historic character. Exposed brick, lattice windows and large fireplaces add to the property's comfort and rustic charm.





Outbuildings

The estate includes several useful outbuildings. There is a separate staff house called Wych Elm. It offers a kitchen, dining room and reception room on the ground floor, as well as two bedrooms, two bathrooms and a study on the second floor.

There is also a renovated barn beside the pool that provides the perfect space for entertaining. This includes a great hall, a spa and sauna, an open-plan kitchen with informal dining area, and a reception room. Furthermore, this building features an ensuite bedroom on the first floor, which provides self-contained accommodation.

Finally, there is a stables, garage and garden workshop.





Outdoor Spaces

The farm includes over two acres of beautiful grounds, with a long driveway, several lawns, a flood-lit tennis court and a swimming pool.

The estate is surrounded by woodland and paddocks, giving a wonderful sense of seclusion. It is accessed via a track, that leads off the road and passes through trees, which adds to the feeling of privacy and the impression of living deep in the countryside.





The Neighbourhood

Warren Farm is located on the wooded eastern side of Wimbledon Common, close to the Royal Wimbledon Golf Club, King's College School and Cannizaro Park. Richmond Park and the All England Lawn Tennis club are close. The charming restaurants, cafes and shops of Wimbledon village are nearby, while Wimbledon station offers regular trains to London Waterloo.

History

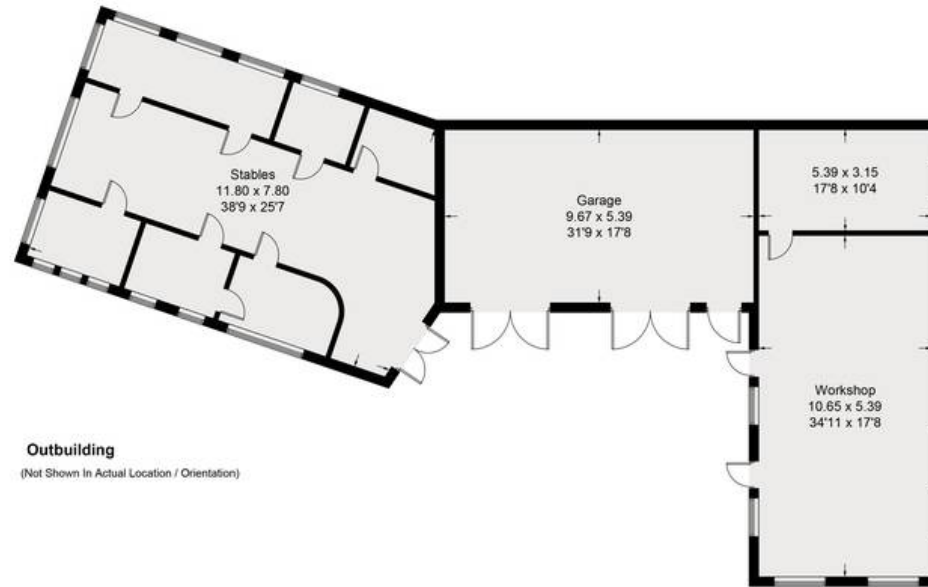
Old Warren Farm dates back to the seventeenth century. It was first mentioned in a land survey of 1617 as belonging to a warrener, an employee of the local manor house who bred rabbits and guarded the grounds against poachers.

The farm has had several notable inhabitants. In the Georgian Era, it belonged to members of the Watney family, one of Britain's largest brewing dynasties. In the twentieth century, much of its farmland was acquired by the Royal Wimbledon Golf Club.

From 1938 onwards, the farm was home to the politician Isaac Leslie Hore-Belisha, who served as Transport Secretary and then Secretary of State at the War Office during the opening years of the Second World War.

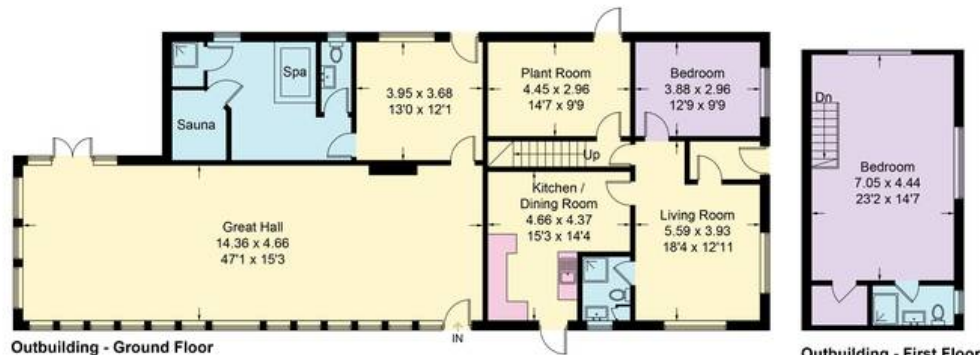
Old Warren Farm, SW19

Approximate Gross Internal Area = 444.3 sq m / 4782 sq ft



Outbuilding

(Not Shown In Actual Location / Orientation)



Outbuilding - Ground Floor

(Not Shown In Actual Location / Orientation)

Outbuilding - First Floor

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Old Warren Farm, SW19

Approximate Gross Internal Area = 430.3 sq m / 4632 sq ft
(Excluding Void / Gallery)



Second Floor



First Floor



Ground Floor



Site Plan

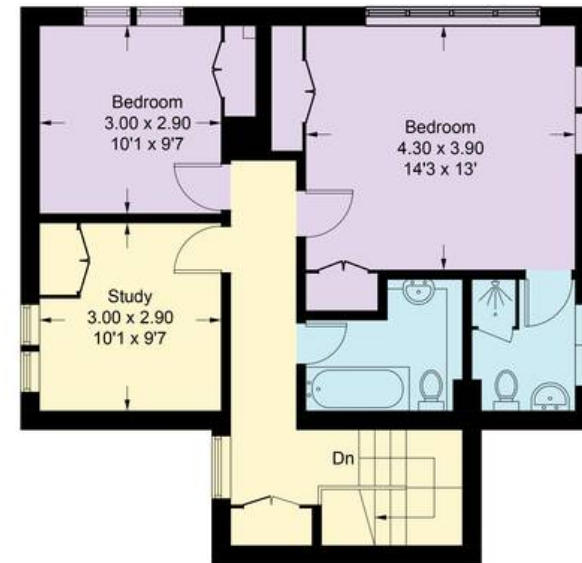
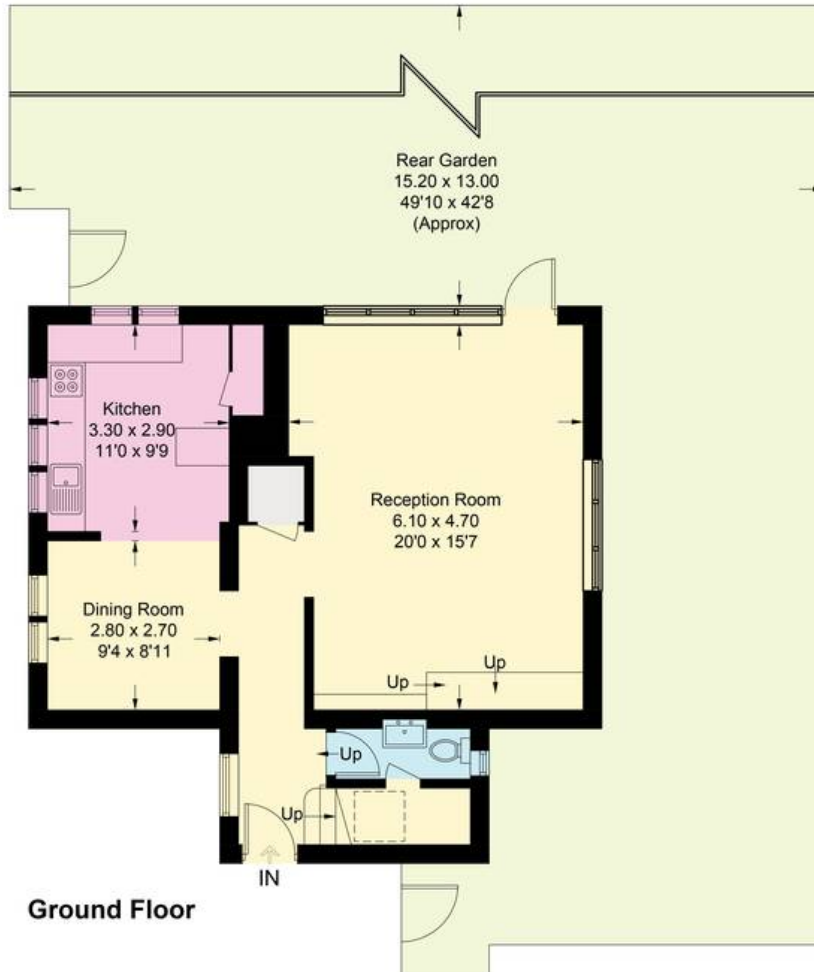
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Wych Elm, SW19

Approximate Gross Internal Area = 124.6 sq m / 1341 sq ft
(Excluding Reduced Headroom)

Reduced Headroom = 0.7 sq m / 7 sq ft

Total = 125.3 sq m / 1348 sq ft



= Reduced headroom below 1.5m / 5'0"

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**RUSSELL
SIMPSON**

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