



BARROGILL  
CALONNE ROAD  
WIMBLEDON COMMON  
LONDON SW19

HAMPTON and SONS

Hampton House  
High Street  
Wimbledon, S.W.19.

For Sale by Private Treaty



Sole Agents:

Knight Frank & Rutley

Barrogill  
Wimbledon Common

A unique property standing in arboretum-styled grounds

An Outstanding Family  
House

Entrance Hall, Cloakroom, Drawing Room, Dining Room, Study, Morning Room/Library, Domestic Offices, Master Suite and Eight/Nine further Bedrooms and Three Bathrooms

Staff Cottage

with Sitting Room, Three Double Bedrooms, Kitchen and Bathroom

Garage

for 3 cars

Secluded Grounds  
of about 3.87 Acres  
(1.57 Hectares)

which used to be open for public viewing, and comprise well-wooded gardens, fine lawns and numerous "specimen" trees

Ornamental Lake

with adjacent level lawn, extending in front of the house

Freehold

with VACANT POSSESSION on completion

For Sale by Private  
Treaty

as a whole

HAMPTON and SONS  
TEL: WIMBLEDON 0001  
Hampton House  
High Street  
Wimbledon, S.W.19.

**JOINT**  
*Sole Agents:*

**Knight Frank & Rutley**

*Solicitors:*  
Messrs. TRAVERS, SMITH, BRAITHWAITE & CO.  
3 Throgmorton Avenue  
London, EC2N 2DA  
Tel.: 01-588 5811



20 Hanover Square  
London, W1R 0AH  
Tel.: 01-629 8171

# General Remarks and Stipulations

## Situation

Standing in a most pleasant, quiet, residential locality, within a few minutes' walk from Wimbledon Common, this unique family house occupies one of the finest settings of any house in the area. Overlooking its own gardens and wooded grounds of nearly four acres, the house stands in an almost totally rural setting, with neighbouring properties well screened by the varied selection of mature trees. While in the gardens, overlooking the ornamental lake, it is difficult to remember that one is not miles away from other residential properties. Although peacefully secluded, the property is conveniently situated for shops, schools, churches, bus services, sporting facilities (including the Tennis at Wimbledon), and other local amenities.

## Directions

*By Road:* From Central London travel along the Kings Road, Chelsea, into New Kings Road (A308), over Putney Bridge and along Putney Hill (A219), over the junction with the A3, and along Wimbledon Park Side (still the A219) until Calonne Road will be seen about one mile along on the left. Barrogill (No. 14) will then be seen about 400 yards down on the right-hand side.

*By Rail:* Wimbledon Station is at the end of the District Line of the Underground, and is also served by Southern Region trains from Waterloo, the journey lasting about 15 minutes.

## Tenure, Area and Possession

The property is FREEHOLD, extends to about 3.87 ACRES (1.57 HECTARES) and VACANT POSSESSION will be given on completion of the sale.

## Services

*Water:* Mains water is connected to both the House and the Lodge.

*Electricity:* Mains electricity is connected to both the House and the Lodge.

*Gas:* Mains gas is connected to both the House and the Lodge.

*Drainage:* Mains drainage is connected to the House and the Lodge.

*Telephones:* These are connected, subject to Post Office Regulations, with three extensions in the main house.

*Central Heating:* This is provided to the Main House from a "Britannia" oil-fired boiler, and to the Lodge from the back boiler in the Sitting Room.

*Hot Water Circulation:* This is provided to the Main House from a "Beeston" oil-fired boiler and also by electric immersion heater for summer/emergency use. Hot water is provided to the Lodge by an electric immersion heater.

*Service Bells:* These are connected from many of the principal rooms to a bellboard situated in the Domestic Offices.

## Authorities

*County:* The Greater London Council, County Hall, London, SE1. Tel.: 01-928 5000.

*Local:* London Borough of Merton, Town Hall, Braodway, Wimbledon. Tel.: 01-946 8070.

*Planning:* London Borough of Merton, Morden Cottage, Morden Hall Road, London, SW19. Tel.: 01-542 6666.

*Water:* Thames Water Authority, Metropolitan Division, 24 Vicarage Road, Kingston-upon-Thames. Tel.: 01-546 0098.

*Electricity:* London Electricity Board, 204 Lavender, SW11. Tel.: 01-228 6422.

*Gas:* South Eastern Gas Board, Mitcham District, 49 Western Road, Mitcham. Tel.: 01-640 3141.

*Telephones:* Post Office Telephones, South West Area, Telephone House, 21/33 Worple Road, London, SW19 4BA. Tel.: 01-946 8060.

## Outgoings and Assessments (1974-75)

Gross Value: £2,000.

Rateable Value: £1,638.

Current Rate in the Pound: 42.5p.

Water Rate: 2.9% on the Rateable Value.

Rating Authority: London Borough of Merton.

Water Authority: Thames Water Authority (Metropolitan Division).

## Sporting

*Racing* at Sandown Park, Kempton Park, Epsom, Ascot and Windsor.

*Golf* at Royal Wimbledon, Richmond Park, Wimbledon Park and Coombe Hill.

*Tennis* at the All England Lawn Tennis Ground, Hurlingham and Queens Club.

*Horse Riding* on Wimbledon Common and in Richmond Park.

*Polo* at Windsor.

## Sale Particulars and Plan

1. The property is sold with all faults and defects whether of condition or otherwise, and neither the Vendor nor Messrs. Knight Frank & Rutley, the Agents of the Vendor, are responsible for any such faults or defects, or for any statements contained in these Particulars of the property prepared by the said Agents.
2. The Purchaser shall be deemed to acknowledge that he has not entered into any Contract in reliance on any of the said statements, that he has satisfied himself as to the correctness of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendor or the said Agents in relation to and in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the Purchaser to rescind or to be discharged from any Contract, nor entitle either party to compensation or damages, nor in any circumstances give either party any cause of action.

4. The Plans and quantities are based on the Ordnance Survey Sheets as revised by the Agents and the Plan is for means of identification only. Where fields or enclosures have been divided, the areas have been estimated by the Auctioneers and the quantities are believed to be correct and shall be so accepted by the Purchaser.

*Boundaries:* The property being open to inspection, the Purchaser shall be deemed to have knowledge of the ownership of every tree, fence and boundary.

## Fixtures and Fittings

All items usually designated as Tenant's Fixtures are excluded from the sale, unless they are mentioned in these Particulars of Sale or unless they are subject to separate negotiations.

Prospective Purchasers should note that the fitted carpets, curtains and garden ornaments are excluded from the sale price, although some of these may be available at valuation should the Purchaser require them.

## Rights, Easements and Outgoings

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes whether referred to in the Stipulations or Particulars or not.

In addition to the before-mentioned, the property will also be sold subject to all outgoings, liabilities and charges connected with or chargeable upon it, whether mentioned in the Particulars or not.

## Town Planning

The property, notwithstanding any description contained in these Particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may be or may come to be in force, and also subject to any statutory provisions or bye-laws without any obligation on the part of the Vendor to specify them. The attention of the Purchaser is drawn to the fact that planning permission may be necessary if it is desired to develop the property and it will be the responsibility of the Purchaser to make his own enquiries and to ensure that such permission will be forthcoming.

## Sale by Auction

The Vendor reserves the right, if necessary, to hold a Sale by Auction on any part of the property at any time prior to the date for completion of the purchase, without payment of any compensation.

## Timber and Growing Trees

All standing timber and growing trees will be included in the sale price without additional payment. The trees in the grounds are set out in arboretum style and are one of the principal features of the property.

## Vendor's Solicitors

Messrs. Travers, Smith, Braithwaite & Co.,  
3 Throgmorton Avenue, London, EC2N 2DA.  
Tel.: 01-588 5811.

## Viewing

The property may be inspected only by appointment to be made through the Sole Agents, Knight Frank & Rutley, at 01-629 8171.



Two Loose Boxes/Workshops, Harness Room and a Store Shed. Close by are further Store Sheds and a **Summer House**. In the Vegetable Garden there are a range of Garden Stores and Implement Sheds, a Greenhouse and Cold Frames.

## The Beautifully Displayed Gardens

are a feature of the property. The grounds are exceptionally well stocked with mature shrubs comprising varieties of azalea and well-established rhododendrons. The large oaks form a natural screen and offset the lighter shades of maples, which encircle the lake with its lakeside walks. The ornamental island with its fine rockeries can be approached from two wooden arched footbridges. Beyond the lake the well-wooded grounds continue with fine specimens of oak, horse-chestnut, rhododendrons, a blue cedar, a monkey puzzle tree and a pine walk to the vegetable garden approached through wrought iron gates. The "En-tout-Cas" tennis court is fully wired and screened with evergreens. Various implement sheds and a greenhouse surround the vegetable garden.

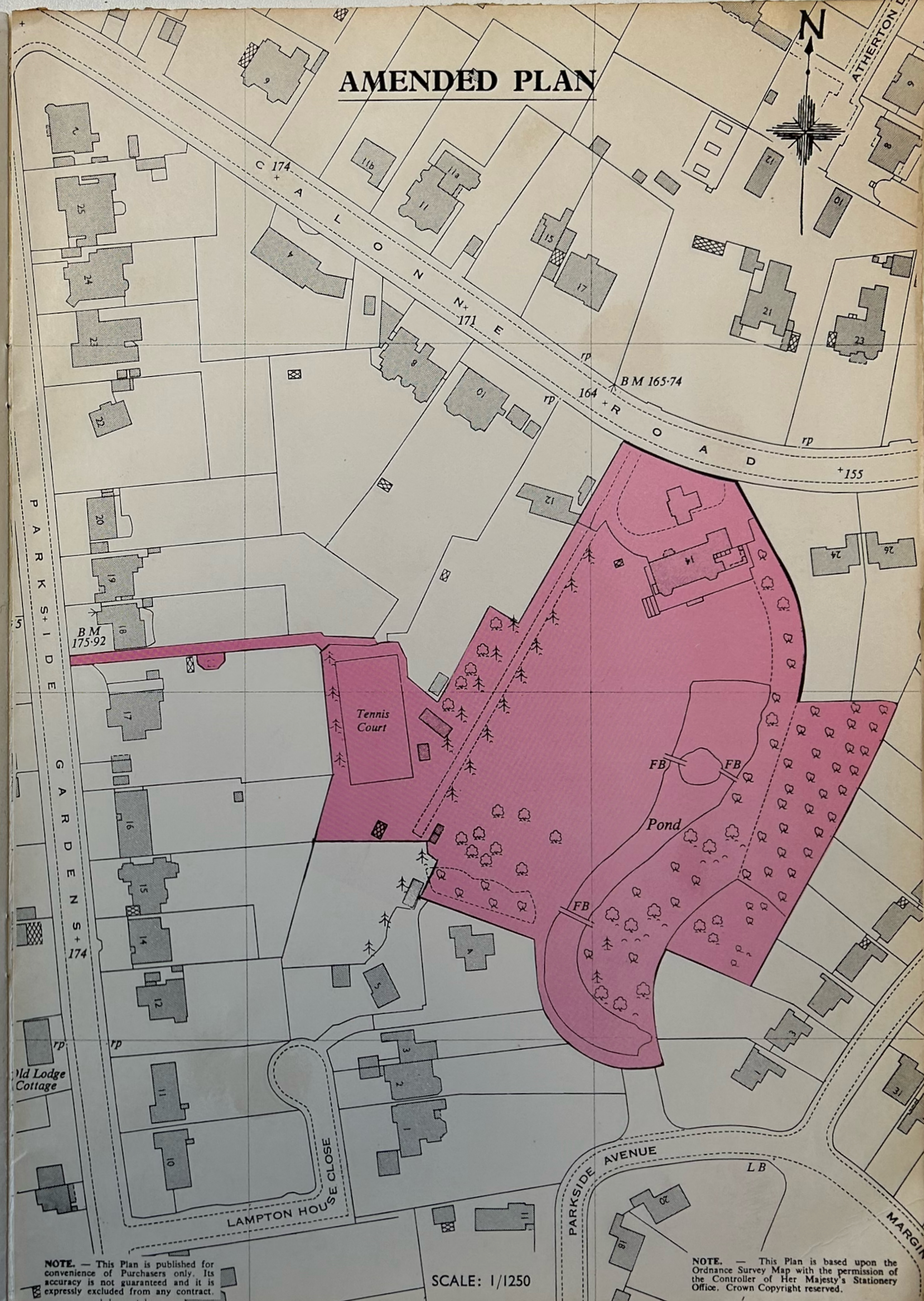
Other attractive features include the carpet of bluebells, the rose garden with its dwarf stone walls and sundial and the stream leading from the lake. The small water garden is beside the level lawn which can be approached from the Sun Terrace and from the French windows of the reception rooms. The Lake is well stocked with goldfish and rudd and there are also a large number of water lilies.

The undulating gardens are laid out for exceptional ease of maintenance and the varied selection of mature trees, standing in arboretum-like grounds, include sycamores, oaks, elms, birches, horse-chestnuts and pine trees. There is a "Cupressus Arara" grown from seeds taken from a mother tree in Tangier, and a "Cupressus Lusitanica" which came from Rhodes' Garden, Rhodesia. There are numerous other foreign trees and shrubs (some from the Alhambra Gardens in Spain), which blend colourfully with the rhododendron bushes, azaleas, wisteria and other shrubs.

The gardens are exceptionally easy to maintain, being laid principally to lawn with large areas of well-kept woodland, through which wind pleasant paths and walks. Finally, the well-trimmed thick set holly bushes provide excellent scope for topiary.

**Freehold**  
With Vacant Possession  
on completion

## AMENDED PLAN



NOTE. — This Plan is published for convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

SCALE: 1/1250

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