



**RUSSELL
SIMPSON**



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

OLD WARREN FARM, WIMBLEDON, SW19

The Property



Exceptionally desirable “country” estate within the tranquil woodland setting of Wimbledon Common. This unique property gives an incoming buyer a once-in-a-generation opportunity to craft an extraordinary home to suit their modern needs.



The Farmhouse



The estate centres on an impressive and historic farmhouse.

The 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 Farmhouse



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 Farmhouse



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.



The Farmhouse





Wych Elm



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.



The Renovated Barn



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.



The Stables, Garage and Garden Workshop



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



The Lodge



The estate includes an entirely separate and substantial family home, set with its own gardens and gated front drive. This attractive and spacious property features a generous open-plan kitchen and dining room on the ground floor, as well as three reception rooms.

The first floor provides a spacious principal bedroom with ensuite bathroom and dressing room. It also provides three more bedrooms and two more bathrooms, one of them ensuite.

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.



Old Warren Farm

The Area

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 bread 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.

Three fascinating facts about Old Warren Farm

How one fascinating property connects Roman coins, German bombs and one of London's oldest golf courses.

1. It's next door neighbours with a Bronze Age fort

Hill forts were among the earliest defended enclosures in Britain. They featured earth ramparts, wooden palisades and even stone walls. One of them lies half a kilometre to the west of Old Warren Farm and is known as Caesar's Camp.

The name was coined in the 1820s, under the mistaken belief that Julius Caesar built the fort after his invasion of Britain. In 1937, during digging work by the Metropolitan Water Board, archaeologists discovered a horde of Roman coins, perhaps dating back to the first century.

But Mesolithic stone knives, Neolithic flintheads and a bronze axe have also been discovered in the area. Experts now think the fort was constructed between 2000 and 600 BCE to defend the Thames Valley.

2. It's linked to one of London's oldest golf courses

Before the mid-nineteenth century, there were few golf courses outside Scotland. But, in 1863, members of the London Scottish Rifle Volunteers began playing the game on Wimbledon Common. A few years later, local residents were allowed to play too, soon outnumbering the volunteer soldiers.

In 1871, the course was expanded to 18 holes and the first tournament took place. But a dispute over the clubhouse caused the golf club to split in two. In 1907, the Royal Wimbledon Golf Club relocated to farmland acquired from Warren Farm, while the London Scottish Golf Club remained on the original site.

Thanks to this falling out, Warren Farm is now surrounded by 240 acres of parks and woods, creating an atmosphere of tranquillity and calm.

3. Home to War Secretary Isaac Leslie Hore-Belisha

In 1938, the War Secretary Isaac Leslie Hore-Belisha purchased Warren Farm. He modernised the buildings, leased 14 acres of paddock from Wimbledon council, and kept a herd of dairy cows.

In the Thirties, Hore-Belisha had been Secretary of State for Transport. He not only introduced the flashing light at pedestrian crossings (known as the Belisha Beacon), but also pioneered 30 mph speed limits.

When promoted to the War Office, he introduced conscription in April 1939 – though the Prime Minister Neville Chamberlain was still following the policy of appeasement. But, in 1940, he was forced to resign after falling out with senior officers and Cabinet colleagues.

Because Hore-Belisha was Jewish, he remained a target of anti-Semitic propaganda, including the infamous radio broadcasts of 'Lord Haw-Haw'. In June 1944, a German bomb hit Warren farm, and that July a V1 rocket caused serious damage to the buildings.

Happily, Hore-Belisha and his wife were away at the time. He repaired the damaged buildings and stayed at Warren Farm until his death almost two decades later. Though his political career never recovered, the house remained a sanctuary on the edge of the city, and he was often spotted riding or playing golf on the common.

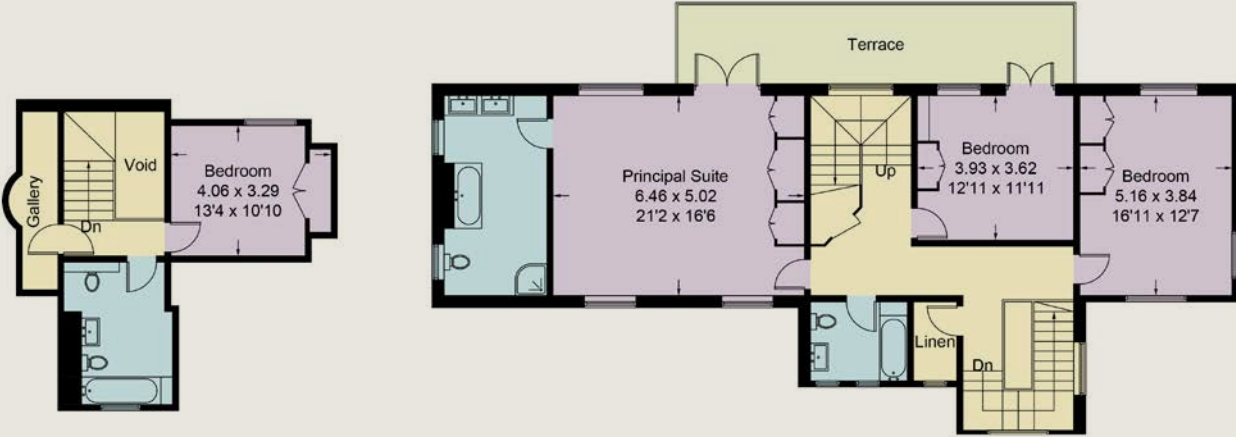
Site plan



Farmhouse

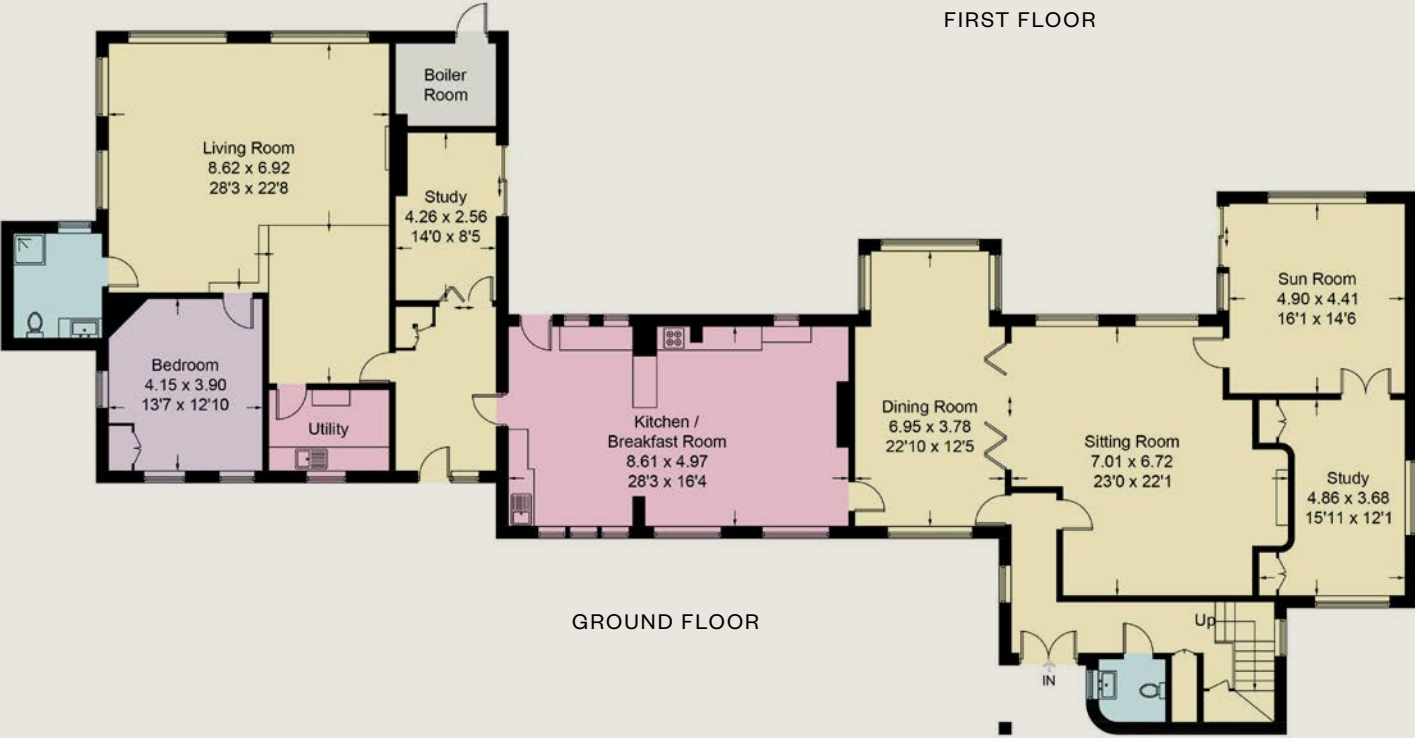
Approximate Gross Internal Area

430.3 sq m / 4632 sq ft
 (Excluding Void / Gallery)



SECOND FLOOR

FIRST FLOOR

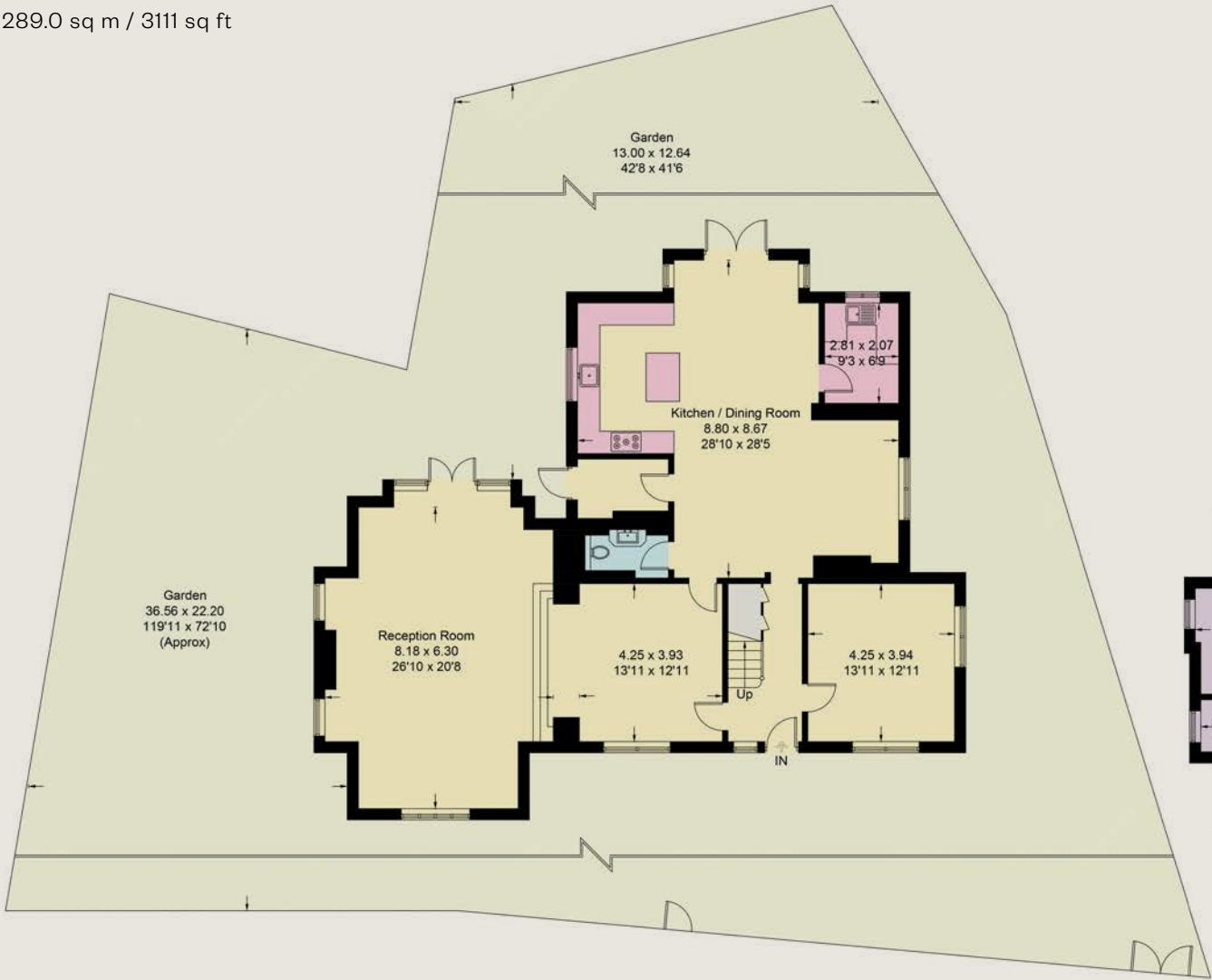


GROUND FLOOR

The Lodge

Approximate Gross Internal Area

289.0 sq m / 3111 sq ft



GROUND FLOOR



FIRST FLOOR

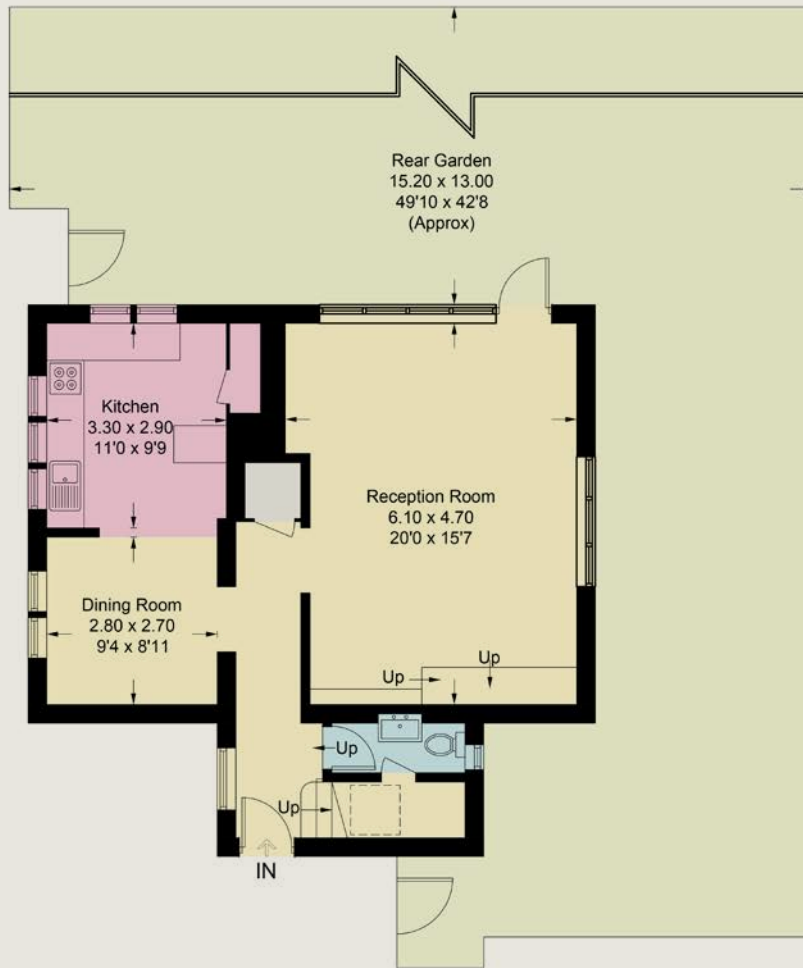
Wych Elm

Approximate Gross Internal Area


124.6 sqm / 1341 sq ft (Excluding Reduced Headroom)

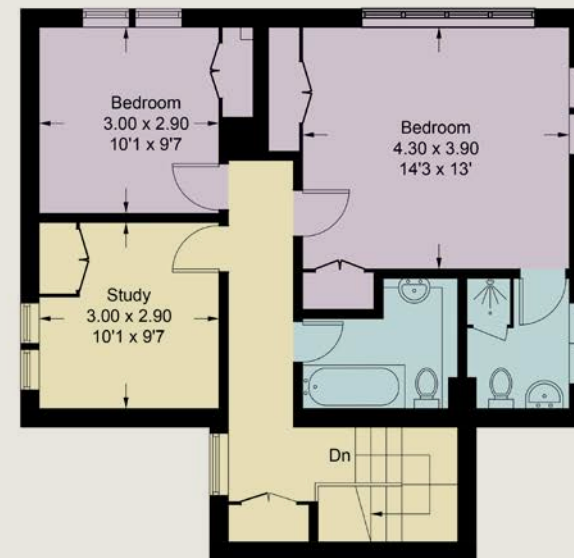
Reduced Headroom = 0.7 sqm / 7 sq ft

Total = 125.3 sq m / 1348 sq ft



GROUND FLOOR

 = Reduced headroom below 1.5m / 5'0"

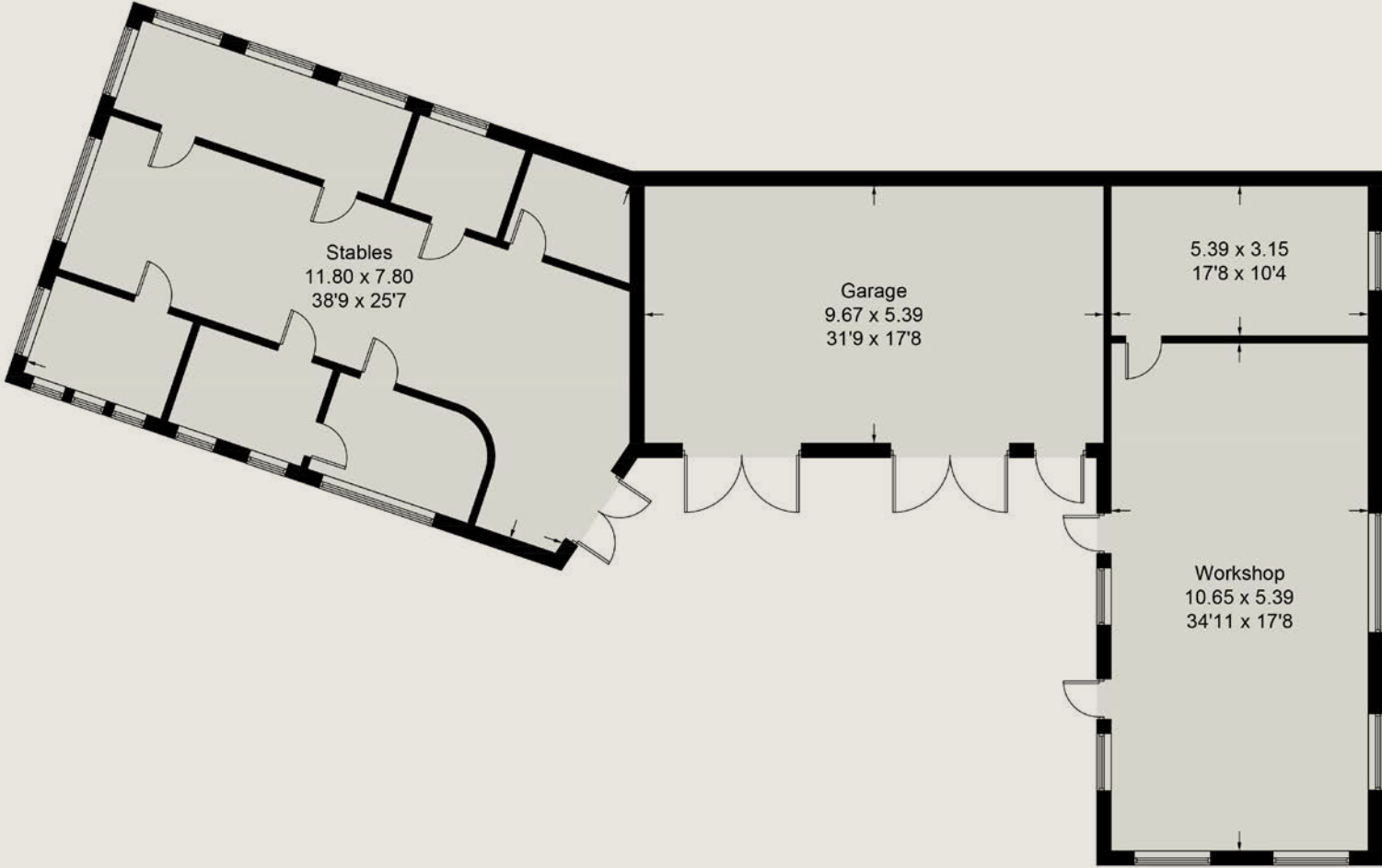


FIRST FLOOR

The Stables, Garage and Garden Workshop

Combined Outbuildings Approximate Gross Internal Area

444.3 sqm / 4,782 sq ft

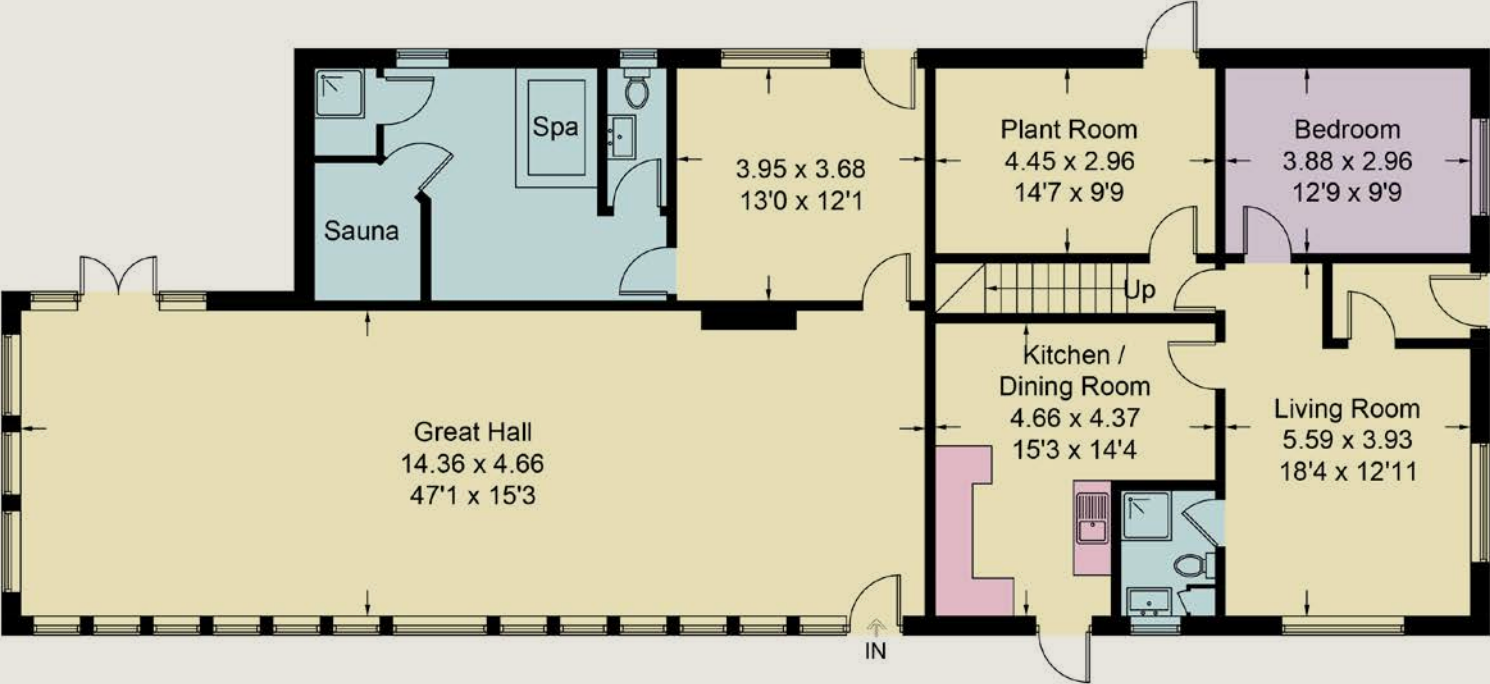


GROUND FLOOR

The Renovated Barn

Combined Outbuildings Approximate Gross Internal Area

444.3 sqm / 4,782 sq ft



GROUND FLOOR



FIRST FLOOR



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