



Schouwweg 86
2243 BM Wassenaar

€ 3.850.000 k.k.

Price	€ 3.850.000 k.k.
Decoration	Partly furnished
Status	Available
Acceptance	Directly
House type	Villa, detached house
Build type	Existing
Year of construction	1927
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	Near quiet road, in residential area, sheltered location, in forest area
Particulars	Double housing possible
Living surface	635m ²
Plot surface	4.299m ²
Other surface	87m ²
Volume	2.524m ³
Rooms	18
Bedrooms	6
Bathrooms	4
Floors	5
Facilities	Alarm, cable tv, outside sun screen, swimming pool, sauna
Energy label	F
Isolation	Floor insulation, insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	(combined furnace, owned)
Balcony	Yes
Garden	Garden all round
Shed	Free standing, stone
Shed facilities	Electricity, water

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Schouwweg 86, Wassenaar

Villa Roosland – An Oasis of Peace and Privacy

Located on the serene Schouwweg, this villa features a surprising layout that offers an abundance of living space and the opportunity to create a home office. With a generous living area of no less than 635 m² and a beautiful plot of 4.299 m², this property presents a unique chance to acquire an additional plot of 1.485 m² with a swimming pool, resulting in a total area of 5.784 m².

With ample parking on-site and a double garage with a guesthouse, this is the ideal place for families and luxury enthusiasts. Here, you can enjoy all the comfort and space you could wish for, surrounded by a stunning natural environment.

Location and Surroundings

Situated on the estates route and just a 2-minute bike ride from Meijendal, this villa offers excellent access to the nearby beaches of Scheveningen, Katwijk, and Noordwijk. The area is perfect for families, with various good primary schools and the renowned Rijnlands Lyceum within reach. Enjoy the combination of tranquility, nature, and the vibrancy of the nearby coastal towns.

History and Features

In 1926, Nicolaas de Ronde Bresser commissioned the well-known architect Dirk Roosenburg to design this villa. The couple, originally from the Dutch East Indies, sought a spacious house with large overhangs and unique details, such as the characteristic carousel cabinet built into the living room walls. This cabinet, with its four compartments, was designed for books and drinks, ensuring that gin could be stored cold.

The villa has retained many original elements, including authentic locks and fittings, ceiling lights, and beautiful tiles in the hallway. The crawl spaces under the rooms are equipped with high-quality Tonzon insulation, and all windows are fitted with special film for sun protection.

The kitchen, custom-built with love in the 1990s, is a true highlight of the home. The garage has been converted into a stylish library, featuring exquisite woodwork by a specialized library builder from the Gooi region. The three bedrooms, dressing room, and bathrooms have technically remained unchanged, with only new sanitary fittings installed.

Originally, there were two more bedrooms and a bathroom above the integrated garage, along with a spacious attic. After the children moved out, two rooms were converted into an office, initially with a balcony. In 2000, a new extension was completed, which also led to renovations of the bathrooms. The new garage, dating from 1990, provides additional storage space.

Garden and Outdoor Space

The garden of Villa Roosland was designed by renowned landscape architect Mien Ruys, under the supervision of Mrs. de Ronde Bresser. After the passing of Mrs. de Ronde Bresser in 1976, we purchased the house from the heirs. The plot where the swimming pool is located was acquired from the back neighbors in the 1980s; this forms a separate parcel. The fence surrounding the entire property, as well as the alarm system, also dates from 2000.

A Warm Home

We have happily lived in this beautiful villa for almost 50 years, together with our four children. Villa Roosland is not just a house; it is a home where wonderful memories have been made.

Are you looking for a unique property with character and history? Schedule a viewing of Villa Roosland and let yourself be enchanted by the charm of this extraordinary villa.

Highlights of Villa Roosland:

- Spacious Living: Generous living area of 635 m² with a unique layout, ideal for creating a home office.
- Large Plot: Main plot of 4,299 m² with an opportunity to acquire an additional 1,485 m² with a swimming pool, totaling 5,784 m².
- Parking and Garage: Ample on-site parking, double garage with guesthouse.
- Prime Location: Situated on the estates route, just 2 minutes by bike from Meijendal, close to the beaches of Scheveningen, Katwijk, and Noordwijk.
- Family-Friendly: Access to good primary schools and the renowned Rijnlands Lyceum nearby.
- Historical Significance: Designed in 1926 by architect Dirk Roosenburg for Nicolaas de Ronde Bresser, featuring original elements like a carousel cabinet.
- Modern Comfort: High-quality Tonzon insulation in crawl spaces and sun protection films on windows.
- Elegant Kitchen: Handcrafted kitchen from the 1990s, a centerpiece of the home.
- Stylish Library: Converted garage into a beautiful library with custom woodwork.
- Outdoor Space: Garden designed by renowned landscape architect Mien Ruys, featuring a swimming pool.
- Rich History: Well-maintained original features, creating a warm and welcoming home with nearly 50 years of cherished memories.

Unique Opportunity: Schedule a viewing to experience the charm and character of this exceptional villa.

































