

Hamptons

INTERNATIONAL



Cottenham Park Road, London, SW20

6  4  4 

GUIDE PRICE

£3,500,000

(£3,500,000)

Property details



Key features

- **6 Bedrooms**
- **Three Bathrooms**
- **Shower Room**
- **Three Reception Rooms**
- **Kitchen Breakfast Family Room**
- **Integral Double Garage**
- **Utility Room**
- **Garden**
- **Off Street Parking for Two Cars**
- **Video Entry System.**

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Description

An exceptional classically designed detached family property offering circa 3,900 sq. ft. of fabulous and flexible family accommodation. The house is built to a luxurious specification and well-located for Wimbledon Common and its many excellent schools. This beautiful architect designed house has excellent accommodation on three floors. The property is situated in an elevated position and enjoys excellent southerly views. The front elevation has brick and stone finishes. Internally the house is very well finished with luxurious oak floor doors and joinery in some rooms and beautiful marble tiles to other floors. The front door opens to a imposing vaulted entrance hall with an oak galleried landing. The hall has a cloakroom and cupboards. Double doors open to a reception room with fireplace and patio doors opening to a balcony. This room leads to a further reception room with a vaulted ceiling with a part glazed roof. The upper ground floor also provides a study/bedroom at the front of the house and a double bedroom with en-suite shower room. Stairs from the hall lead to the lower ground floor with inner hall leading to a cloakroom and utility room with excellent storage. A luxury Gaggenau kitchen has a wealth of high quality Gaggenau and Miele appliances and has a central island. The kitchen opens directly to the reception room which opens to the garden and the dining room which has a vaulted ceiling and staircase to the reception rooms above. A spacious double integral garage is also found at this level. (The property also offers off street parking for two further cars). The first floor has exceptional southerly views with a master bedroom with a walk-in dressing room leading to the en-suite bathroom. The second bedroom has a walk-in bathroom and fitted cupboards. There are two further bedrooms and a family bathroom on this floor. The property also benefits from a smart electrical system that controls lighting and temperature. It is also fully wired with internet cables and an audiovisual system and has a video entry system. Outside The garden enjoys a good south easterly aspect with lawn and mature shrubs and hedges. Situation The property is close to Wimbledon Common and King's College School and a few minutes' walk from Raynes Park station, shops and restaurants. Access to Wimbledon Village and Wimbledon station, the A3 offers routes in and out of London. Property Ref Number: HAM-62382















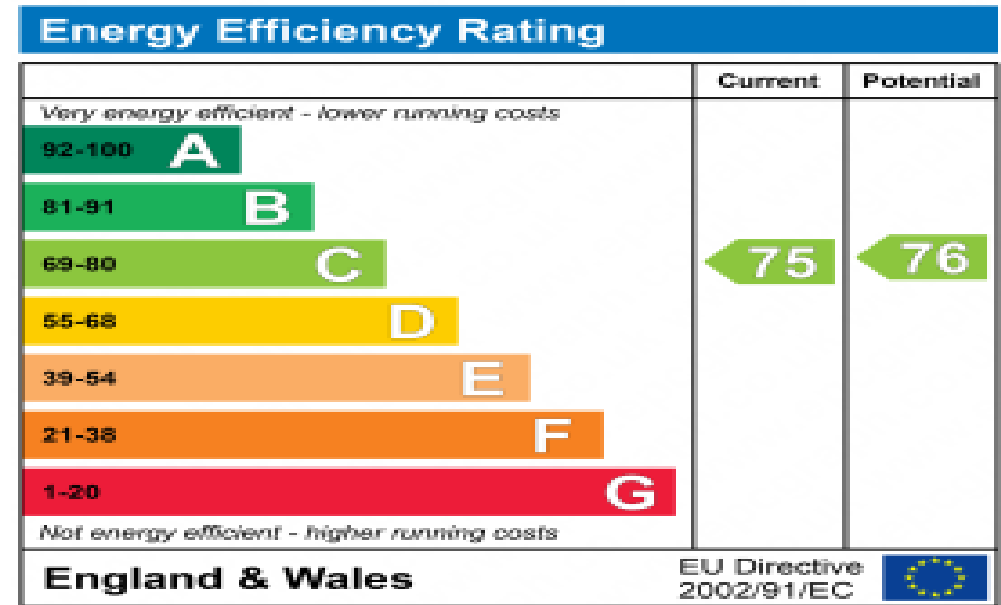












Floor plan

COTTENHAM PARK ROAD

Approximate Gross Internal Area (excluding Void)

Lower Ground floor = 1416 sq. ft. (131.7 sq. m.)

Upper Ground floor = 1273 sq. ft. (118.2 sq. m.)

First floor = 1147 sq. ft. (106.6 sq. m.)

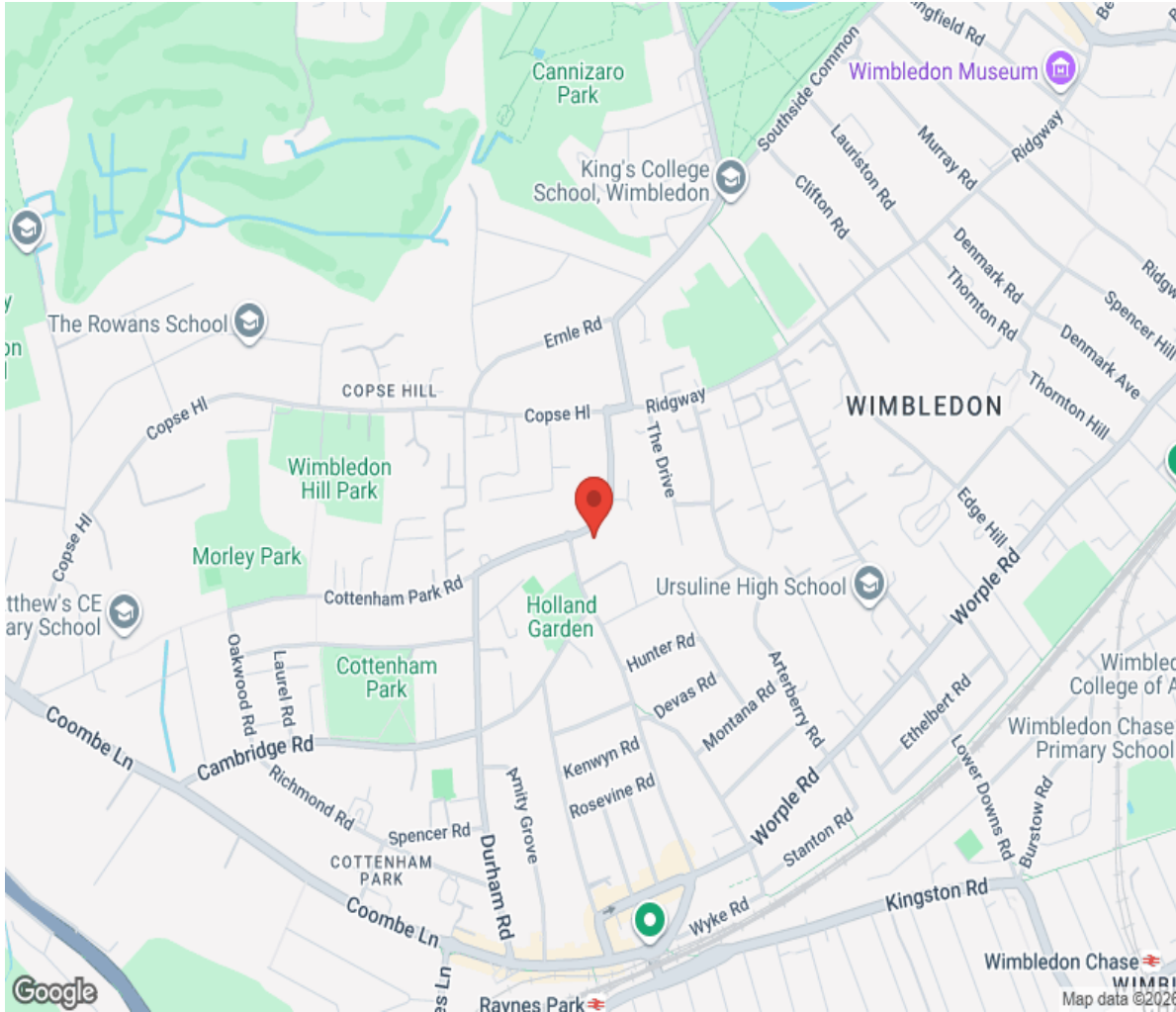
Store = 61 sq. ft. (5.7 sq. m.)

Total = 3899 sq. ft. (362.3 sq. m.)



This plan is for your guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Refer every case is taken in the preparation of this plan, please check all dimensions, floors and concrete bearings before making any decisions about your plan.

Location



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