



Cottenham Park Road, London **SW20**



The Property

Beautifully designed by the current owners, Amberlair is an exceptional recently built five / six bedroom, five bathroom detached family home built with high specification in mind, featuring all the latest in-home technology.

Conveniently located in close proximity to Wimbledon Village, Wimbledon Town Centre and the Common, this enchanting family home is spread over three levels, offering 4,700sqft of versatile living and bedroom accommodation.

The inviting central entrance hall leads to two front aspect receptions and a remarkable rear aspect full width kitchen entertaining area. The kitchen has been cleverly designed and includes hi-spec, fully integrated appliances and there is also a separate utility room with side access.

Spread across the upper floors are five well proportioned, bright and airy bedrooms, all with built-in wardrobes and four with luxurious en suites in addition to the family. Of particular note, is the generous principal suite that spans the entire rear elevation of the property with a dressing room. On the top floor there is also a gym and games/ cinema room with a built-in bar, ideal for entertaining and relaxing.

The secluded south facing rear garden is professionally designed and landscaped, laid with artificial grass and a covered and heated loggia which is also ideal for entertaining. At the front, there is ample gated off-street parking for several vehicles.

Additional features included air conditioning, underfloor heating, Lutron mood lighting, MVHR and Sonos sound system.





Location

Wimbledon offers a quality of life more akin to the country than London, and the popular Cottenham Park Road offers easy access to the High Street and Town Centre. The area includes Georgian, Edwardian and Victorian houses and many green open spaces, including Wimbledon Common and Wimbledon Park. At the heart of Wimbledon Village is a comprehensive range of boutiques, independent retailers, chic restaurants and cafes. Highly regarded for its association with tennis, Wimbledon has hosted the oldest tennis championship in the world since 1877. Plenty of other leisure facilities abound, including riding stables, golf clubs, tennis courts and other sports clubs.

Wimbledon is the only London station with interchange between rail, Underground and Tramlink services. Transport links to central London are fast and frequent with regular services to London Waterloo (19 minutes). Other options are provided by the District Line and also Thameslink to London Blackfriars and London St. Pancras International for the Eurostar. The A3/M25 road network offers excellent access to both Heathrow and Gatwick airports. Raynes Park rail station is also nearby. Wimbledon is renowned for its commitment to educational excellence. The area boasts a world-class reputation for its schools, with notable independent institutions including Kings College School, Wimbledon High School, Putney High School, Wimbledon Common Prep and The Study Prep all within close proximity. These schools offer a top-tier education that attracts students from around the world, making Wimbledon a hub for academic achievement and intellectual growth.

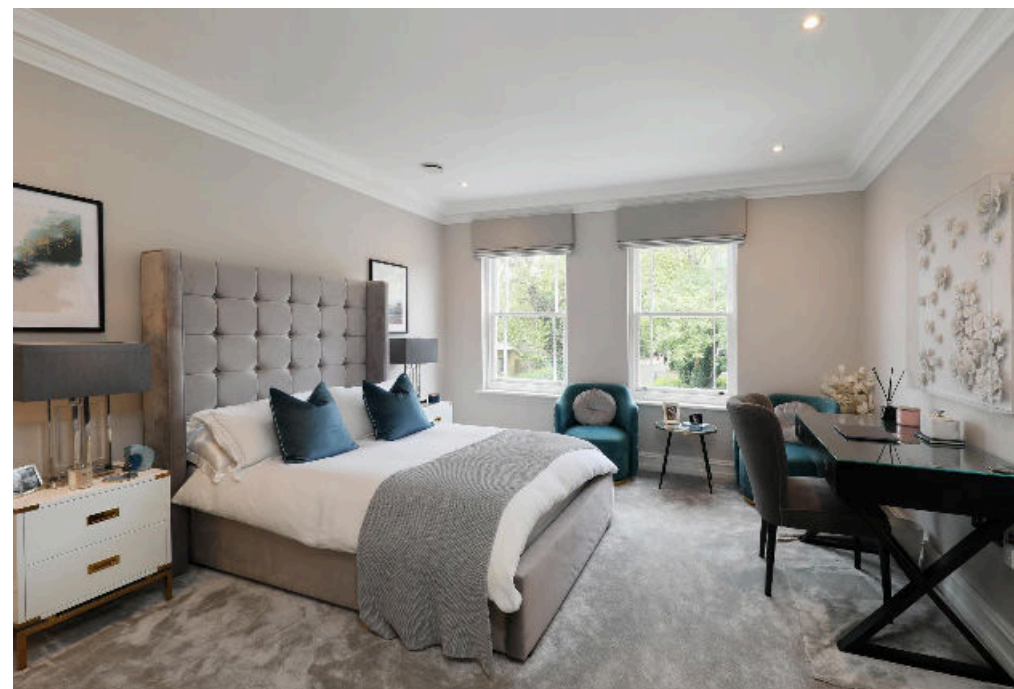
Guide Price: £4,650,000

Tenure: Freehold

Local Authority: London Borough of Merton

Council Tax Band: H

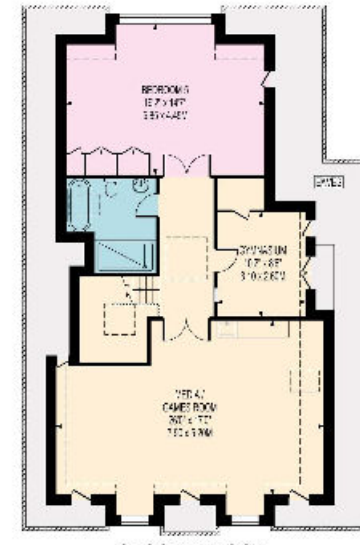
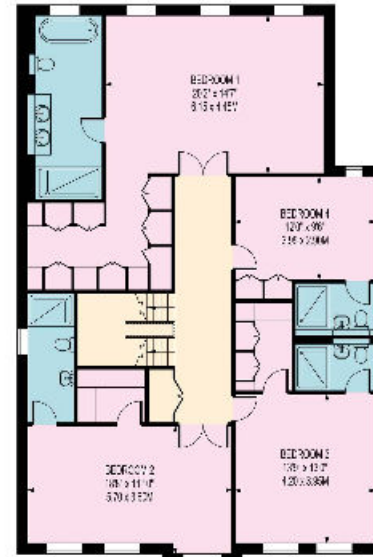
EPC: B







COTTENHAM PARK ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA : 4724 SQ FT- 438.90 SQ M
 (INCLUDES EAVES STORAGE)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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