



34 COPSE HILL

Wimbledon, Merton, SW20 0HG



LUXURY PROPERTY PARTNERS

Specialists in the marketing & sale of luxury homes

COPSE HILL

Proudly situated in the heart of Wimbledon, this exceptional detached family home offers over 4,500 sq ft of luxurious living space across three floors, alongside a beautifully designed outbuilding.

The main house boasts five generously sized double bedrooms and five exquisitely finished bathrooms, with meticulous attention to detail throughout. The spacious outbuilding includes its own bathroom, a gym, and a wine cellar with ample storage.

A serene, landscaped garden—featuring artificial grass and a built-in BBQ station—provides the perfect setting for outdoor living. The property also benefits from an electronically gated driveway with space for up to five cars, ensuring both security and convenience in this outstanding family residence.

ACCOMMODATION SUMMARY

Experience the pinnacle of luxury living with this exclusive, meticulously designed property in the heart of Wimbledon. Situated in one of London's most sought-after locations, this home offers an exceptional lifestyle, combining the tranquillity of suburban living with the convenience of being just 20 minutes from Central London.

Enjoy the perfect blend of elegance, comfort, and accessibility in this thoughtfully crafted residence, designed for those seeking the finest in modern living.



GROUND FLOOR

As you enter this stunning Wimbledon residence, you are immediately welcomed by the spacious layout.



GROUND FLOOR

The entrance opens into a separate drawing room, perfect for intimate gatherings, featuring a built-in fireplace and an abundance of natural light that creates a cosy and inviting atmosphere. A conveniently placed downstairs bathroom adds practicality to the ground floor.



GROUND FLOOR

Moving further in, you'll find the expansive open-plan family room and kitchen, partially divided by a wall for subtle separation between the spaces, and with the comfort of underfloor heating beneath the stone flooring.

The dining area comfortably accommodates up to ten guests, providing an ideal setting for formal gatherings, while the separate lounge ensures ample space for relaxed living. A built-in sound system enhances the modern appeal.



GROUND FLOOR

Behind the dining and lounge areas is the beautifully bespoke Martin Moore kitchen, featuring a large marble island and equipped with high-end appliances, including a Mercury industrial-sized cooker and an American-style fridge. The kitchen also boasts a pantry and a utility room with secondary access to the property, adding convenience to everyday living.

Every detail on this floor is designed to deliver the perfect balance of luxury, space, and functionality.





FIRST FLOOR

The first floor welcomes you with a spacious landing area, beautifully illuminated by natural light streaming through intricate stained-glass windows, casting a warm glow across the space. This airy landing sets the tone for the rest of the floor, leading to four generously sized double bedrooms, each thoughtfully designed to balance practicality and elegance.







FIRST FLOOR

Two of the bedrooms benefit from luxurious en-suite bathrooms, adding convenience and privacy. Each bedroom features ample built-in storage, seamlessly integrated to maintain a minimalist aesthetic while ensuring modern functionality.

Large windows flood the rooms with natural light, enhancing the open, airy feel.



FIRST FLOOR

The family bathroom is chic and contemporary, with a sophisticated standalone bathtub that creates a spa-like experience. Sleek finishes and high-quality materials complete the design, combining style and functionality.



SECOND FLOOR

The second floor offers a beautifully designed space that blends practicality with refined luxury. It begins with a dedicated home office, filled with natural light from Velux windows that capture changing light throughout the day, creating an ideal space for work or creative pursuits.

The true highlight of this floor is the expansive principal suite, which occupies the majority of the space.

This grand bedroom serves as a private retreat, complete with a walk-in dressing room offering extensive hanging rails, shelving, and storage, designed for easy organisation without compromising on elegance.

The en-suite bathroom, discreetly tucked away, adds a touch of seclusion. It features a sleek built-in bathtub, surrounded by exquisite mosaic tiles, and a spacious double walk-in shower, creating a luxurious retreat. Every detail in this principal suite exudes comfort and sophistication, offering a space of serene luxury.



OUTSIDE

Step outside into a low-maintenance garden with artificial grass, ensuring a green, tidy space all year round.

A built-in BBQ station makes it ideal for outdoor entertaining, with seamless access to the garden for effortless alfresco dining.





OUTSIDE

The adjacent annexe, accessible via bi-folding doors, provides a versatile living space. Key features include a 1,000-bottle wine cellar, two remote-control skylights, a compact kitchen area, dining space, and a modern bathroom with a walk-in shower.

The annexe also includes a gym area, projector, and ample storage, making it perfect for use as a home office, entertainment space, or fitness studio.



LOCATION

Welcome to the prestigious Copse Hill, Wimbledon, where convenience meets quality living. Nestled in this sought-after location, Copse Hill offers a harmonious blend of tranquility and urban accessibility, set amidst the verdant landscapes of South West London.

The area is renowned for its exceptional schools, celebrated for their academic excellence and strong community values.

Transport links from Copse Hill are excellent, providing easy access to central London and beyond. Wimbledon Station is just a short distance away, offering a quick commute to the city in under 20 minutes, while the nearby A3 provides convenient routes for car travel. Heathrow and Gatwick airports are also easily accessible, making international travel hassle-free.

Copse Hill isn't just a place to live; it's a lifestyle, combining the peaceful charm of Wimbledon with top schools, excellent transport links, and superb local amenities. Discover the exceptional living experience this area has to offer.

LOCAL SCHOOLS:

- King's College School (0.4 miles)
- Wimbledon College (0.5 miles)
- Ursuline High School (0.7 miles)
- West Wimbledon Primary School (1.3 miles)
- Holy Cross Preparatory School (2.1 miles)

TRANSPORT -

- Raynes Park Station (0.9 miles)
 - National Rail: Services to London Waterloo and Other Destinations
- Wimbledon Station (1.5 miles)
 - London Underground: District Line
 - National Rail: Services to Central London, including London Waterloo
 - Tramlink: Connections to Croydon and other parts of South London
- Wimbledon Chase Station (1.6 miles)
 - National Rail: Services to London Victoria and Other Destinations
- Road Access
 - Easy Access to Major Roads including the A219 and A3, Facilitating Road Travel to Central London
- Bus Services
 - Several Local Bus Routes Connecting to Nearby Towns and Transport Hubs



Photos by Cristina Anne Costello and Anthony DELANOIX

GENERAL INFORMATION

SERVICES:

Mains Water, Gas and Electric.

TENURE:

Freehold

LOCAL AUTHORITY & TAX BAND:

London Borough of Merton and Council Tax Band: H

VIEWING ARRANGEMENTS

Strictly via the vendors sole agents Luxury Property Partners, Jeremiah Haroon, jeremiahharoon@luxurypropertypartners.co.uk, 07796 227 792 and Damarie Campbell, damariecampbell@luxurypropertypartners.co.uk, 07871 741 556

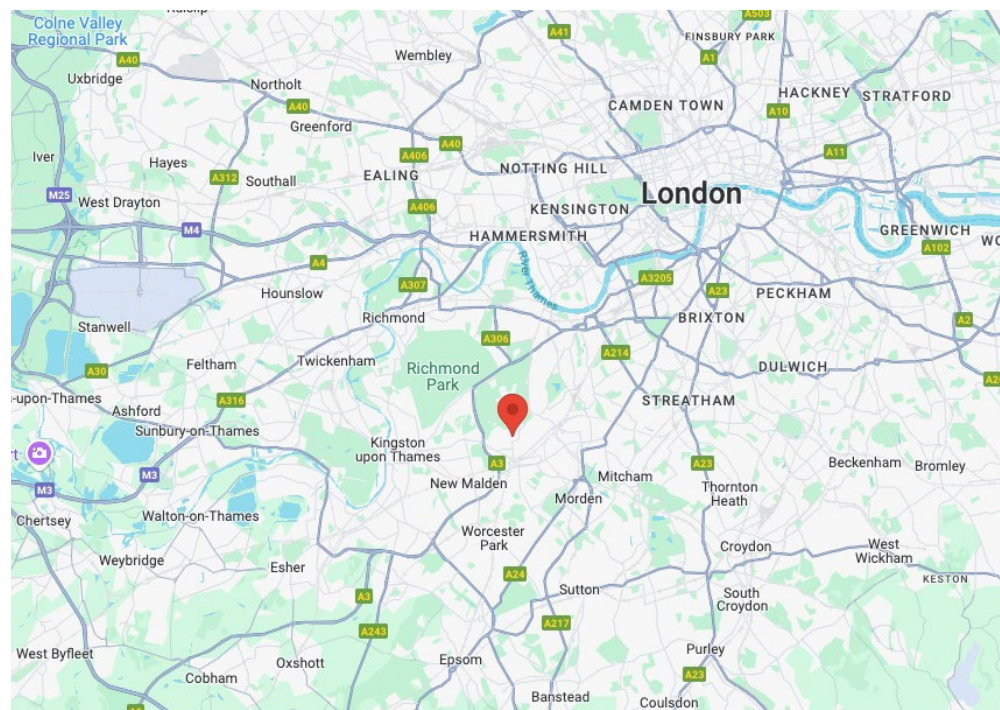
AGENTS NOTES:

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

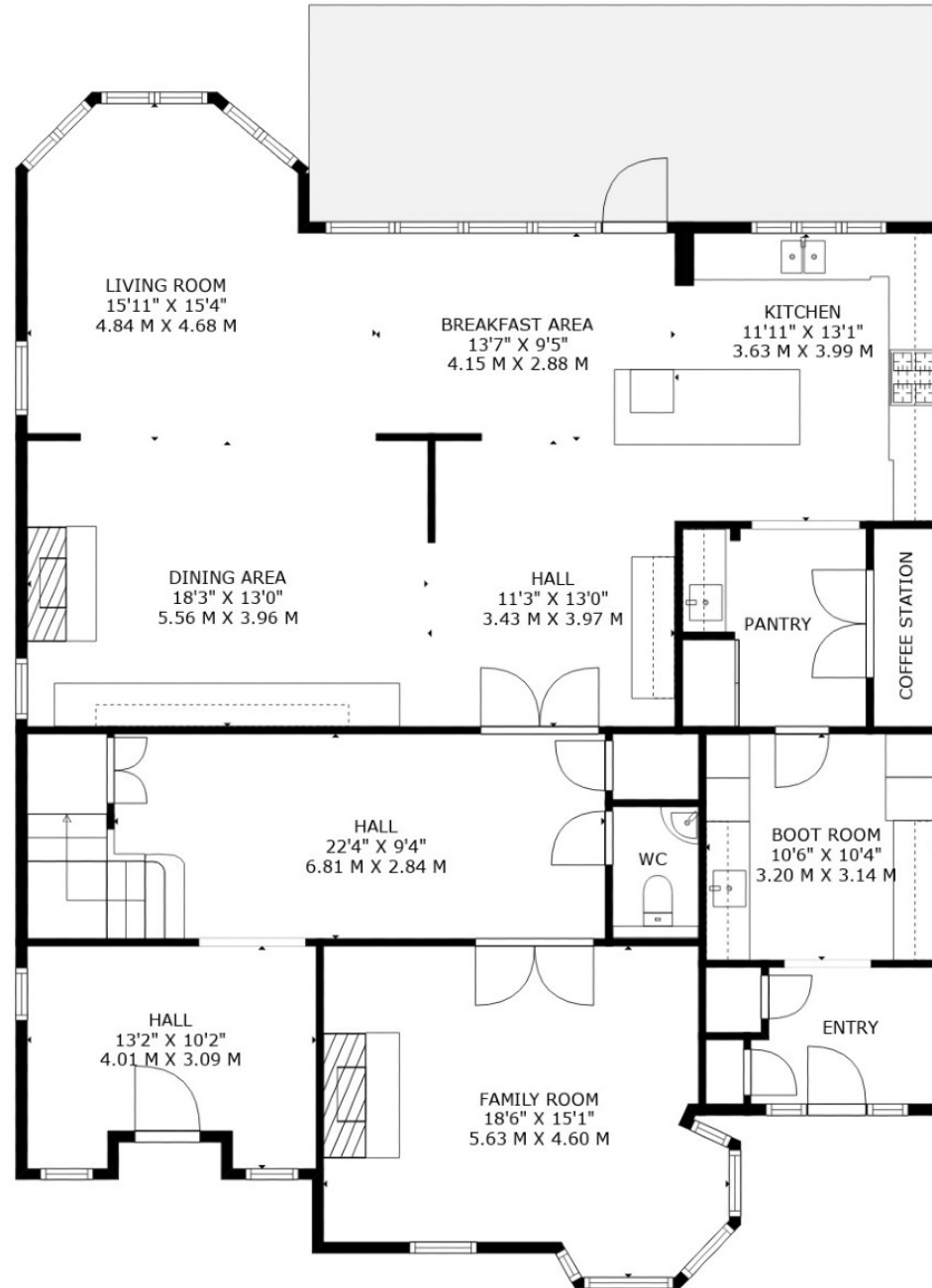
BULLET POINTS:

- Five Double Bedrooms
- Five Bathrooms
- Secure Electric Gated Driveway
- Spiral Wine Cellar with a 1,000 Bottle Capacity
- Underfloor Heating
- Study
- Huge Outbuilding with Entertainment Space and Living Facilities
- Utility Room with Additional Access
- Fully Installed Security System
- Close to Wimbledon Village and Top Independent Schools

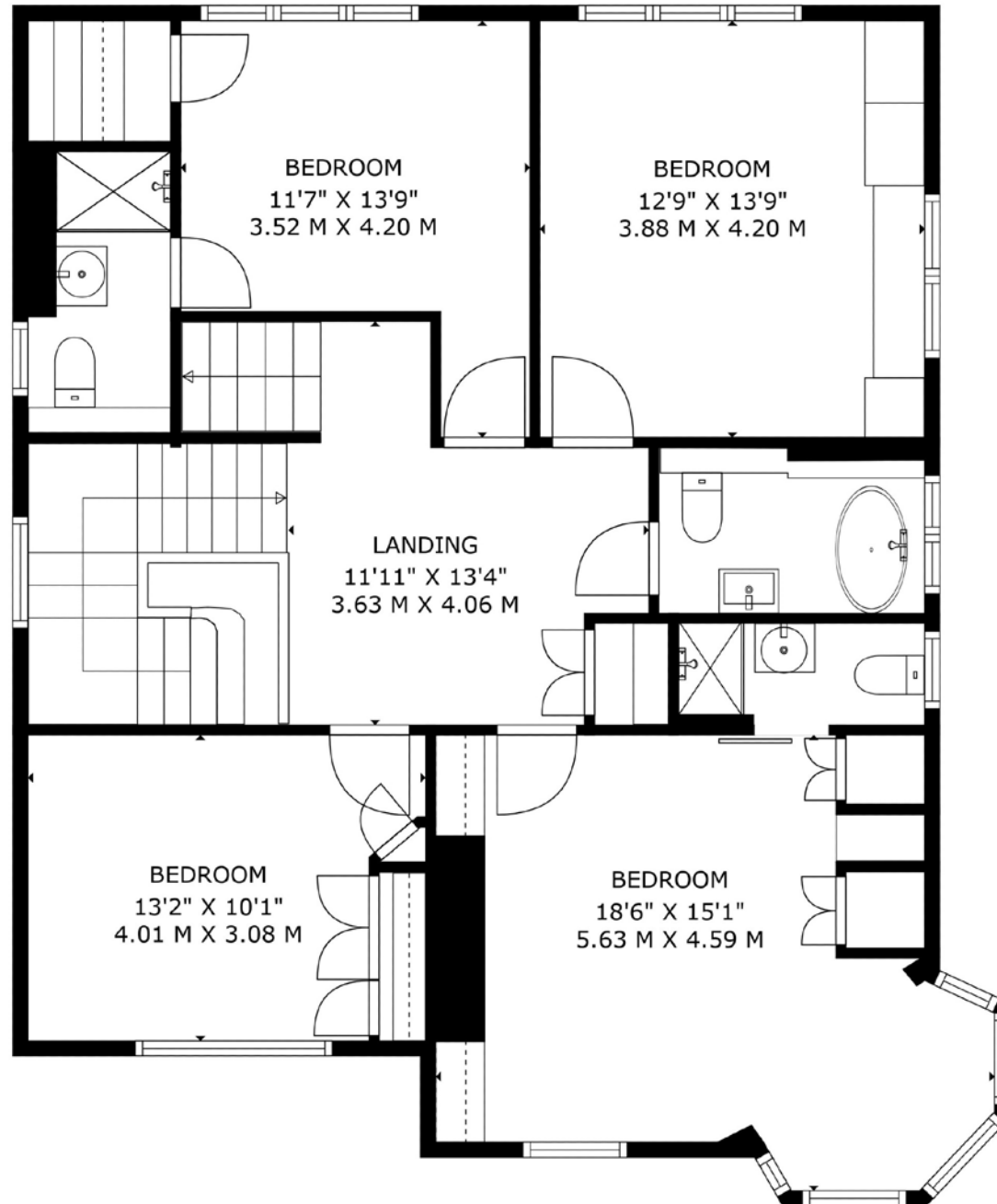
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



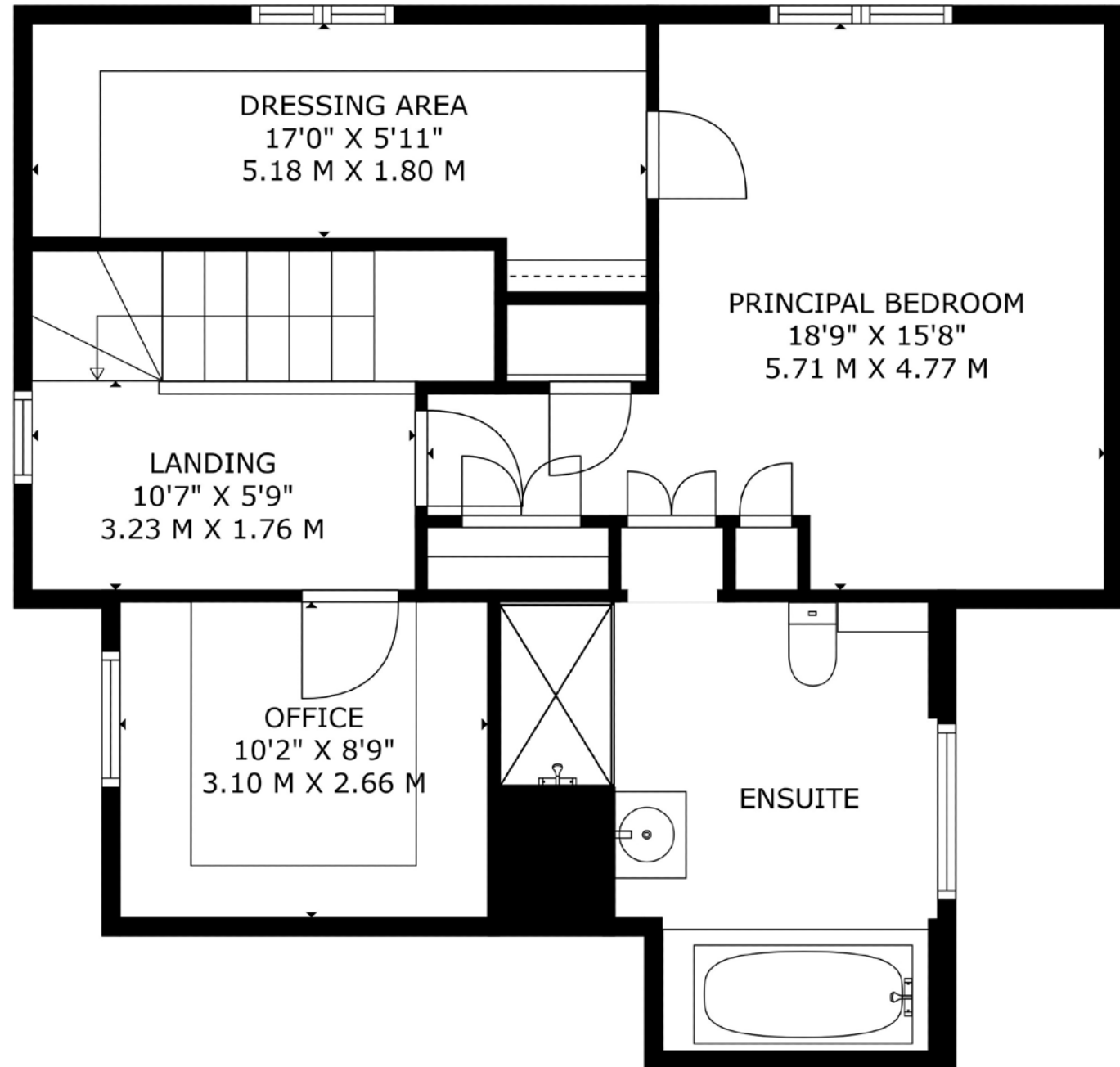
GROUND FLOOR



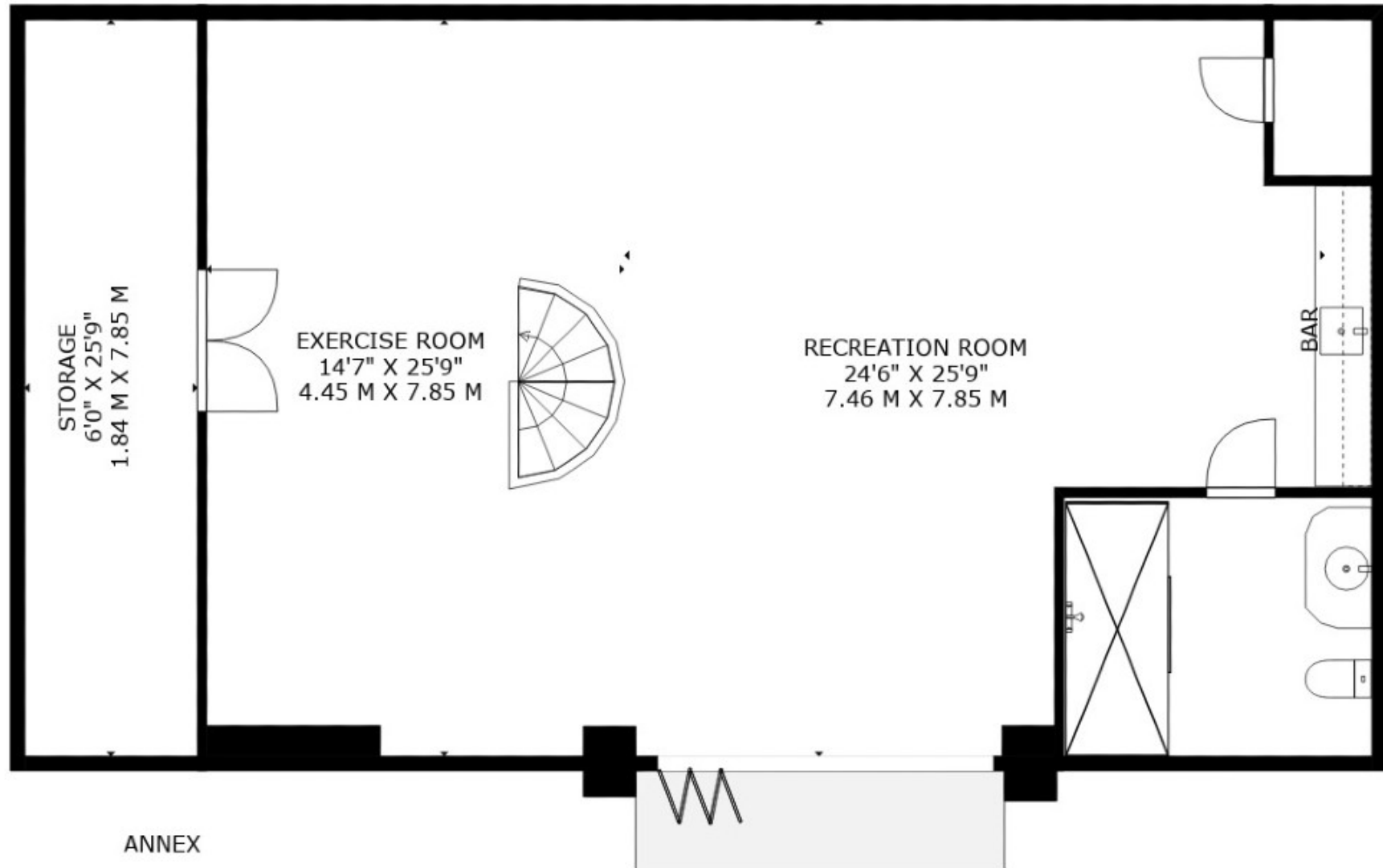
FIRST FLOOR



SECOND FLOOR



ANNEXE





Jeremiah Haroon

Luxury Real Estate Consultant

M: 07796 227 792

E: jeremiahharoon@luxurypropertypartners.co.uk

Damarie Campbell

Luxury Real Estate Consultant

M: 07871 741 556

E: damariecampbell@luxurypropertypartners.co.uk

Luxury Property Partners

4 Old Park Lane, Mayfair, London,
United Kingdom, W1K 1QW

copyright © 2024 Luxury Property
Partners Ltd.

Important Notice

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Registered in England and Wales. Company Reg No. 13995353, VAT Reg No. 24 - 407 2533 20



LUXURY PROPERTY PARTNERS