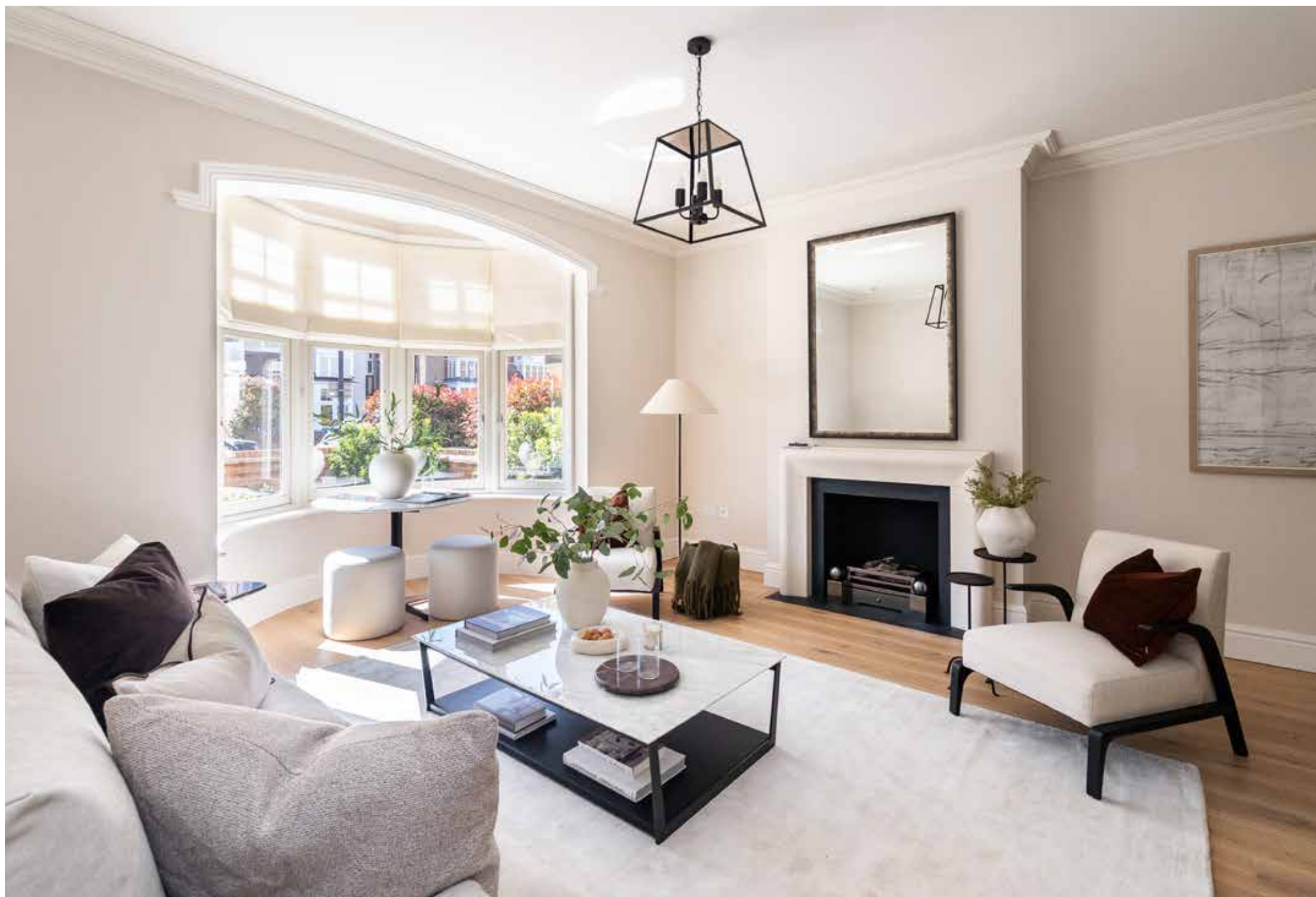




COURTHOPE ROAD

Wimbledon Village, SW19



COURTHOPE ROAD, WIMBLEDON VILLAGE

An attractive five-bedroom period house in a highly sought-after road, a stone's throw from Wimbledon High Street and Common.



Local Authority: London Borough of Merton

Council Tax band: H

Tenure: Freehold

Guide Price: £5,250,000

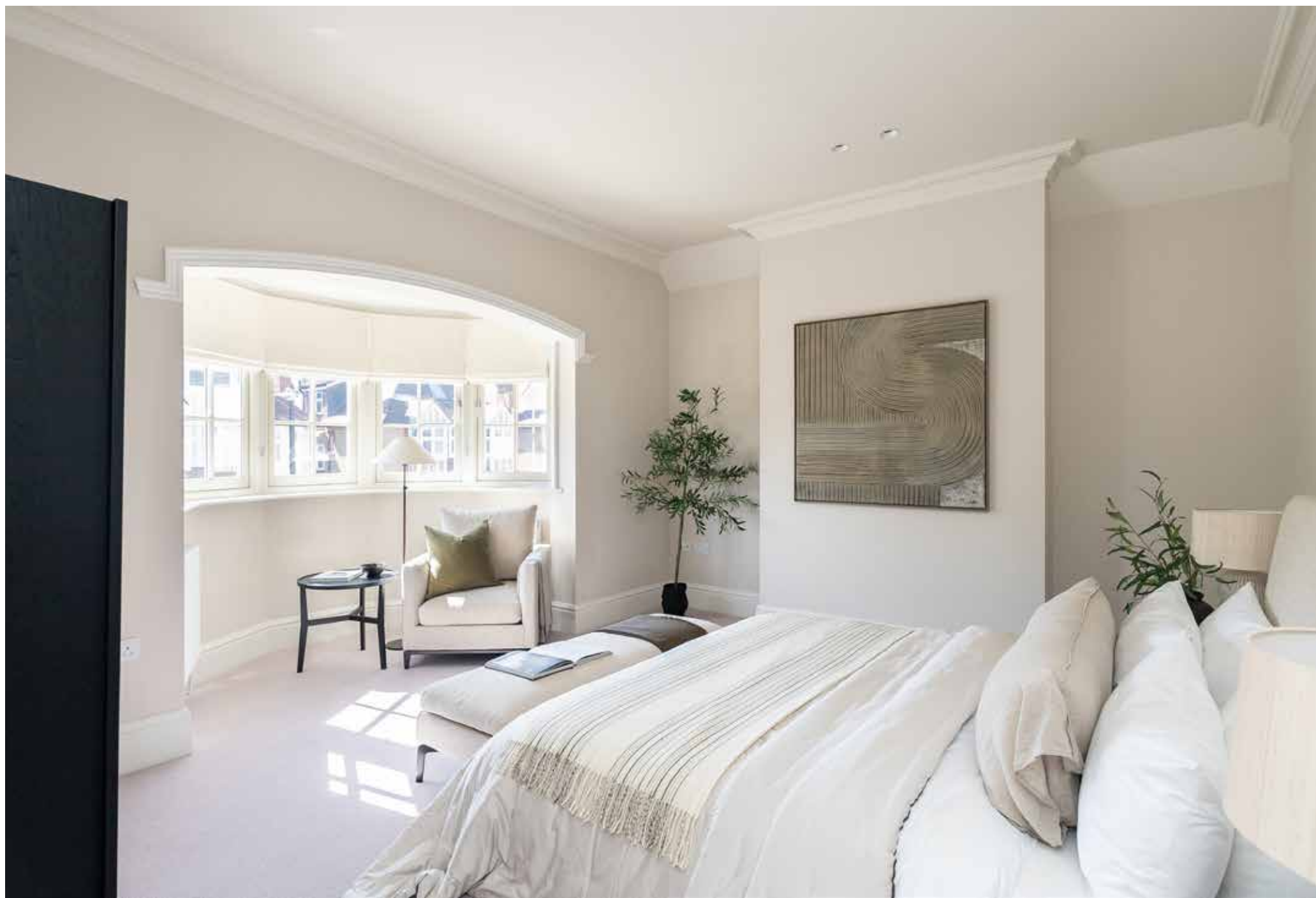


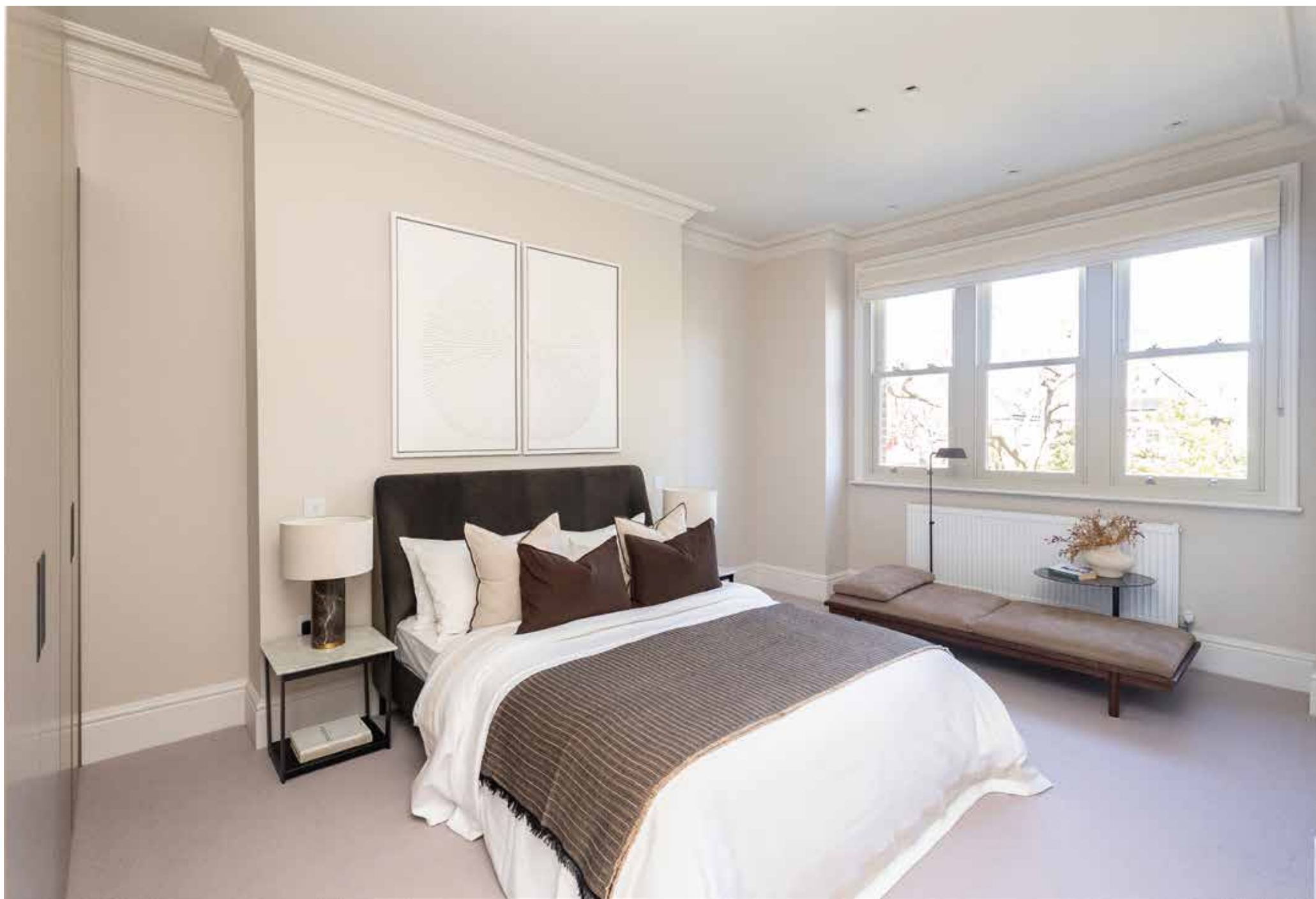
ABOUT THE PROPERTY

Set on one of Wimbledon Village's most sought-after and quietly positioned residential roads with a detached double garage and annexe above, this beautifully reimagined family home offers thoughtfully designed accommodation, a wider-than-usual frontage for the road and a rare opportunity for a purchaser to put their own final stamp on the interior specification. Now completed, the house combines elegant proportions with modern functionality in the very heart of Wimbledon Village. A welcoming entrance hall leads through to a refined front aspect formal living room, distinguished by a gently curved bay window that draws natural light deep into the space. To the rear, a superb full-width rear-aspect kitchen entertaining area forms the true heart of the home. Designed for modern family life and relaxed entertaining alike, this generous, light-filled space opens through glazed doors onto the garden, creating a seamless indoor-outdoor connection. The ground floor benefits from underfloor heating throughout and there is also a guest cloakroom and a practical utility room with side access.







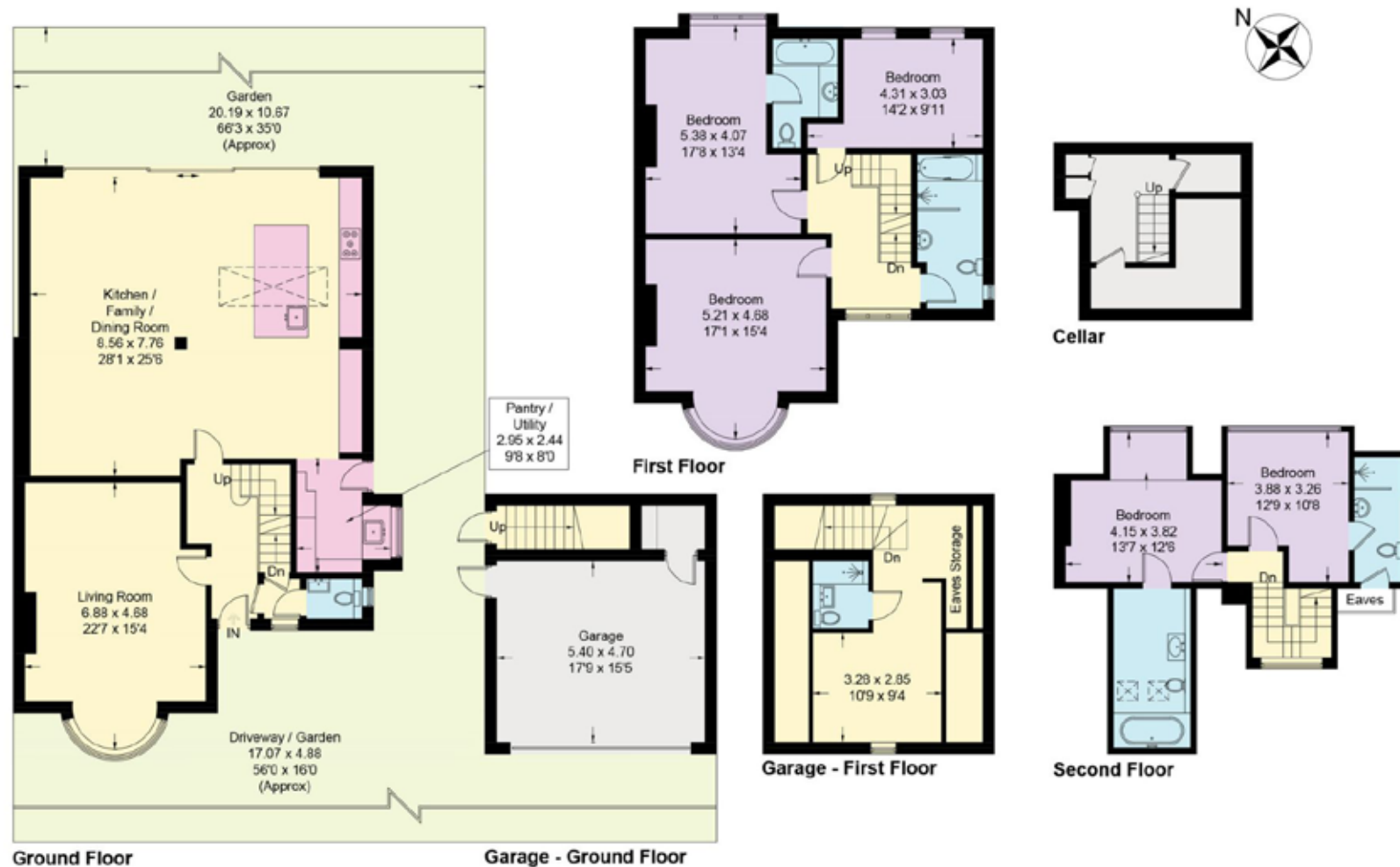




Spread across the upper floors are five well-proportioned, bright and airy bedrooms and four bathrooms, arranged over two levels. The principal suite occupies a prominent position on the first floor with views of the rear garden and a beautifully appointed en-suite bathroom, alongside two further generous bedrooms and a family bathroom. The second floor provides two additional bedroom suites, each with its own en-suite, offering ideal accommodation for older children, guests or extended family. To the front, a newly constructed double-storey garage provides dedicated off-street parking for two cars with ample off street parking in front, while the first floor above has been designed as a self-contained home office or working studio with an en-suite — an exceptional asset for home working or creative use. Subject to the usual consents, the garage space itself could alternatively be adapted into a games room or additional living area. To the rear, the house enjoys a superb garden extending to approximately 70 feet, with an excellent aspect and ample space for outdoor dining, play and entertaining — a rare amenity so close to the Village centre. Planning permission was previously approved to extend the existing cellar and create additional basement accommodation, offering excellent scope to add a cinema room, gym, wine storage or further family space, subject to the usual consents — a valuable and increasingly rare opportunity in such a central Village location.

Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.





Approximate Gross Internal Area | Cellar = 15.2 sq m / 164 sq ft | Ground Floor = 119 sq m / 1280 sq ft
 First Floor = 79.7 sq m / 857 sq ft | Second Floor = 47.8 sq m / 514 sq ft (Including Eaves Storage)
 Outbuilding = 65.8 sq m / 708 sq ft (Including Eaves Storage) | Total = 327.5 sq m / 3523 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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