

COPSE HILL



Wimbledon
Homes



COPSE HILL

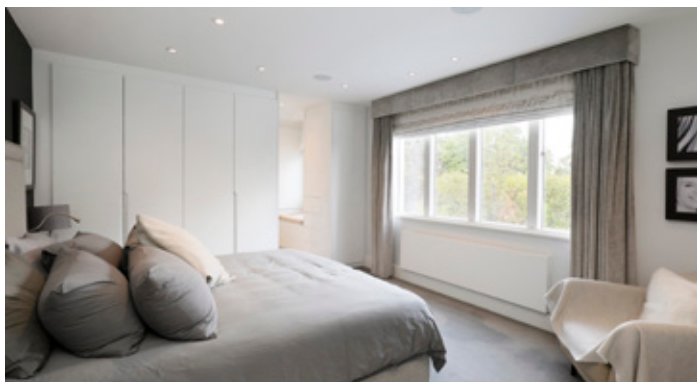
WIMBLEDON, LONDON, SW20

This stunning modern detached property was completely refurbished in 2014 and offers open plan, spacious lateral living with high ceilings and a magnificent 100ft secluded garden with swimming pool and newly built Garden Room/Gym.


- Vaulted height entrance hall
- Large open plan kitchen / dining / sitting room with large sliding doors on to the patio and garden
 - Drawing room, study, cloakroom and spacious utility and boot room
 - 1st floor master bedroom with dressing room and ensuite bathroom
 - 3 further bedrooms on the 1st floor with modern family shower room
 - The 2nd floor has 2 more bedrooms and a family bathroom and study room
 - Underfloor heating on ground floor and bathrooms
 - Monitored alarm system, CCTV cameras and entrance intercoms
- Large multi-functional garden room currently configured as a gym with two panoramic sliding doors, beautiful wooden floors laid on an insulated concrete slab, integrated audio-visual system with broadband, air conditioning/heating and externally clad with western red cedar.
- 100ft garden with a lap pool (with Fastlane swim jet) and patio with 2 entertaining areas
- Gated carriage driveway for at least three cars and garage (currently used as storage)
 - Outbuilding for garden storage and pool plant
 - Planning permission for basement extension


Location

- Minutes walk to King's College School, The Rowans School and WCPS
 - 10 minute walk to Wimbledon village and town
 - Easy access to Wimbledon and Raynes Park Station
 - 5 minute drive to the A3 for routes in and out of London
- 200 bus to and from Wimbledon Village, Town and Raynes Park

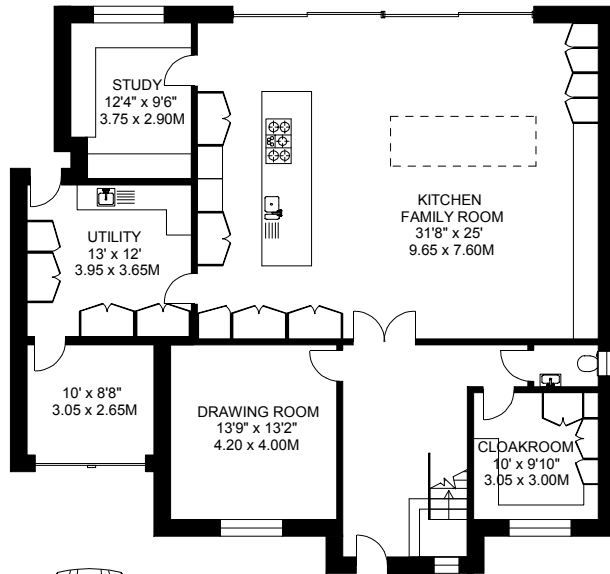


**COPSE HILL
WIMBLEDON
LONDON SW20**

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 3274 SQ.FT. / 304.2 SQ.M.

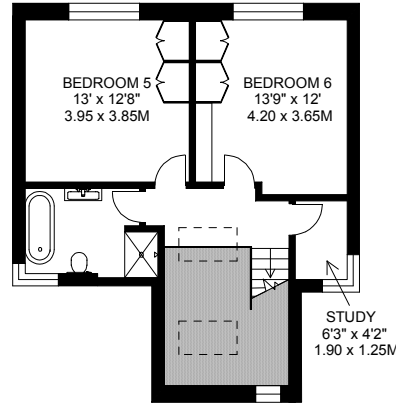
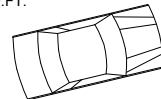
APPROXIMATE ADDITIONAL AREAS
 = 380 SQ.FT. / 35.2 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 3654 SQ.FT. / 339.4 SQ.M.

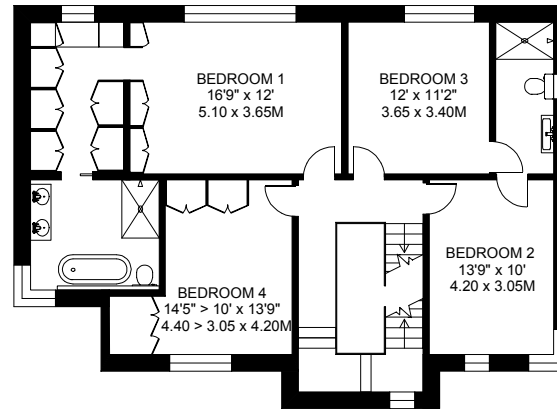


GROUND FLOOR 1692 SQ.FT.

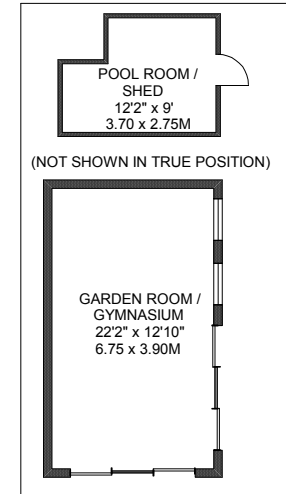
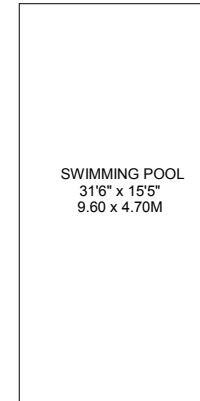
PARKING
 23'9" x 51'6"
 7.25 x 15.70M



SECOND FLOOR 500 SQ.FT.



FIRST FLOOR 1082 SQ.FT.



GARDEN
 108'3" x 51'6"
 33.00 x 15.70M

COPYRIGHT:
 FLOORPLAN PRODUCED FOR "WIMBLEDON HOMES" by www.floorplanners.co.uk.
 This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
 Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

Energy Efficiency Rating		Current	Potential
100+1	A	91	91
80+40	B		
60+40	C		
40+40	D		
20+40	E		
10+40	F		
0+40	G		
100 energy efficient - higher scoring units			
England & Wales		EU Directive	2002/91/EC