

# 1 HAMPTON CLOSE

COTTENHAM PARK ROAD, WIMBLEDON

SW20



savills

# 1 HAMPTON CLOSE

WIMBLEDON, SW20

A fully extended detached six bedroom family house in an elevated position on a popular no through road close to Wimbledon Common and Village.

An extended and spacious detached family house that has been meticulously refurbished by our clients to a high standard.

On the ground floor a spacious and light filled reception room offers flexible accommodation, currently used as a drawing/dining room, providing access onto the terrace. The modern family kitchen is accessed from the central hall and reception room with doors also onto the rear terrace and garden.

On the first floor there are three double bedrooms and two bathrooms (one en suite) and a further bedroom. There are a further two bedrooms and bathroom on the second floor with fantastic far reaching views and plenty of storage in the eaves.

The lower ground floor comprises of a flexible area that could be used as a bedroom/playroom/cinema room, shower room and laundry room. This accommodation is separate from the other bedrooms, ideal for a nanny/housekeeper.

Outside to the front is an area of off street parking behind wooden electric gates with a purpose built studio/home office.

At the rear is an area of terrace for entertaining and landscaped garden.



## Accommodation

- ♦ 6 bedroom detached house
- ♦ Open plan family kitchen
- ♦ 4 bath/shower rooms
- ♦ Off street parking
- ♦ Detached studio
- ♦ Landscaped garden and terrace
- ♦ Elevated views to the rear
- ♦ Stylish interiors
- ♦ 1200m to Village and Common
- ♦ 1000m to rail station

## Location

The house is located in a popular residential road approximately 0.5 of a mile from Wimbledon Common which provides the perfect setting for a variety of outdoor pursuits including golf, riding and walking. The area is highly regarded for the quality of its schooling with Kings College school around 600 metres away and Hollymount Primary School 500 metres. Raynes Park railway station is within 1000 metres and offers a fast and regular rail link (London Waterloo 19 minutes) with Central London. Wimbledon Village is less than 1 mile away with its pretty boutiques, cafes and restaurants.

Source of times [www.tfl.gov.uk](http://www.tfl.gov.uk)

Source of distances Google Pedometer





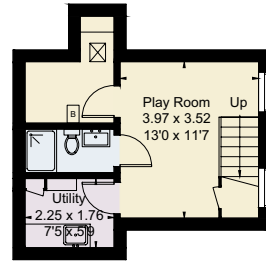
## Additional Information

**Energy Performance:** A copy of the full Energy Performance Certificate is available upon request.

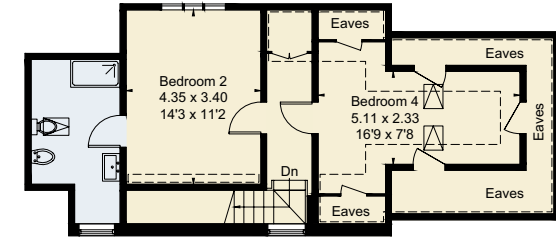
**Viewing:** Strictly by appointment with Savills.

## Floor Plans

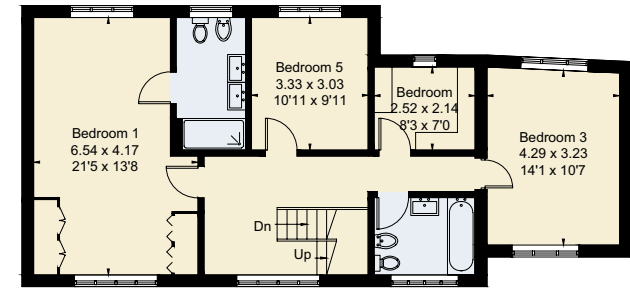
Gross Internal Area (approx) = 259.1 sq m / 2789 sq ft  
 (Excluding Shed) Eaves = 12.1 sq m / 130 sq ft  
 Summer House = 11.9 sq m / 128 sq ft  
 Total = 283.1 sq m / 3047 sq ft  
 (Of which 23.5 sq m / 253 sq ft is restricted head height)



= Reduced headroom below 1.5m / 5'0"



Second Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		62
(39-54)	<b>E</b>	44	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			
EU Directive 2002/91/EC			



Savills Wimbledon

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