

# ROBERT HOLMES

— & COMPANY —

## 2 Courthope Road

Wimbledon Village, London, SW19 7RD



A beautifully refurbished house located in a desirable road in the heart of the Village within a very short walk of the High Street shops and within easy walking distance of schools and the town centre with its excellent transport facilities

**£5,250,000**

Freehold

- Reception room
- Open plan kitchen/dining/family room
- Pantry/utility room & cloakroom
- 5 Bedrooms
- 4 Bath/shower rooms (3 e/s)
- Cellar
- Garden
- Large garage with home studio/home office with shower/wc
- Driveway parking

## 2 COURTHOPE ROAD, WIMBLEDON VILLAGE, LONDON SW19 7RD

Set back from the road, the property has a wider than usual frontage offering driveway parking for 2/3 cars, a double garage with studio/home office and shower room above and side access to the rear. This beautifully presented house offers a great opportunity for a purchaser looking to find a home in the heart of the Village that's immediately ready to move into. Refurbished to a high specification with a stunning bespoke kitchen, smartly appointed bathrooms and oak flooring to the ground floor, the house offers spacious accommodation, ideal for a combination of daily life and entertaining.

The excellent ground floor accommodation flows seamlessly from the hallway into the open plan kitchen/dining/family room at the rear with ceiling skylight flooding the room with natural light and sliding doors to the garden. The impressive kitchen is comprehensively fitted with storage units, top of the range integrated appliances, and a central island offering additional storage and breakfast bar seating, and there is a large separate pantry and fully fitted utility room. To the front is the elegant reception room with feature bow window and fireplace. A guest cloakroom completes this floor and stairs descend to a useful cellar.

Upstairs over two floors are five double bedrooms, three of which have very smartly appointed bath/shower rooms, and a family bathroom.

To the rear is a large terrace, ideal for alfresco dining, with steps down to a lawn with shrub and plant borders.

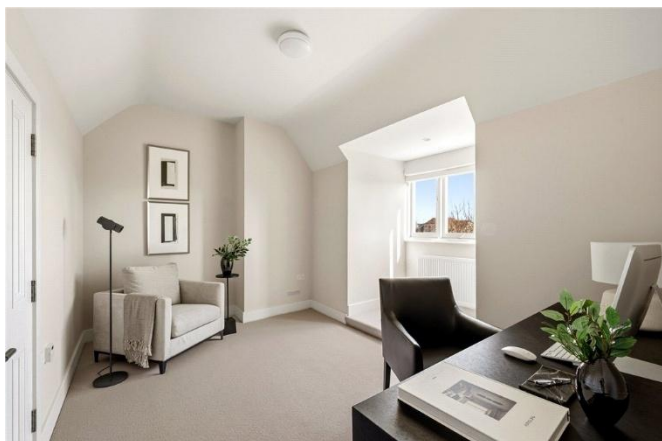
The property is located in a quiet residential road in the heart of the Village, literally within a few hundred yards of the Village High Street with its array of boutiques, restaurants and bars and within easy walking distance of Wimbledon town centre with its comprehensive shopping facilities and mainline and District line stations to Central London (Waterloo 12-15 minutes). There is an excellent choice of schools in the vicinity and the area is also well served by a variety of recreational facilities including golf, tennis, squash and fitness clubs and horse-riding stables.



2 COURTHOPE ROAD, WIMBLEDON VILLAGE, LONDON SW19 7RD



2 COURTHOPE ROAD, WIMBLEDON VILLAGE, LONDON SW19 7RD



**2 COURTHOPE ROAD, WIMBLEDON VILLAGE, LONDON SW19 7RD**



## 2 COURTHOPE ROAD, WIMBLEDON VILLAGE, LONDON SW19 7RD

Local Authority: Merton; Council tax G; ER/E

Approximate Gross Internal Area

Cellar = 15.2 sq m / 164 sq ft

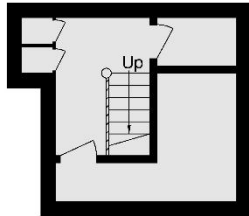
Ground Floor = 119 sq m / 1280 sq ft

First Floor = 79.7 sq m / 857 sq ft

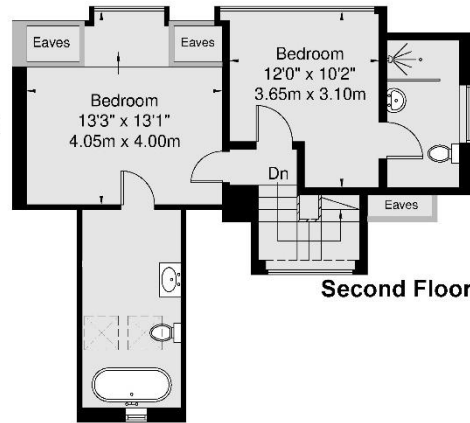
Second Floor = 47.8 sq m / 514 sq ft ( Including Eaves Storage)

Outbuilding = 65.8 sq m / 708 sq ft ( Including Eaves Storage)

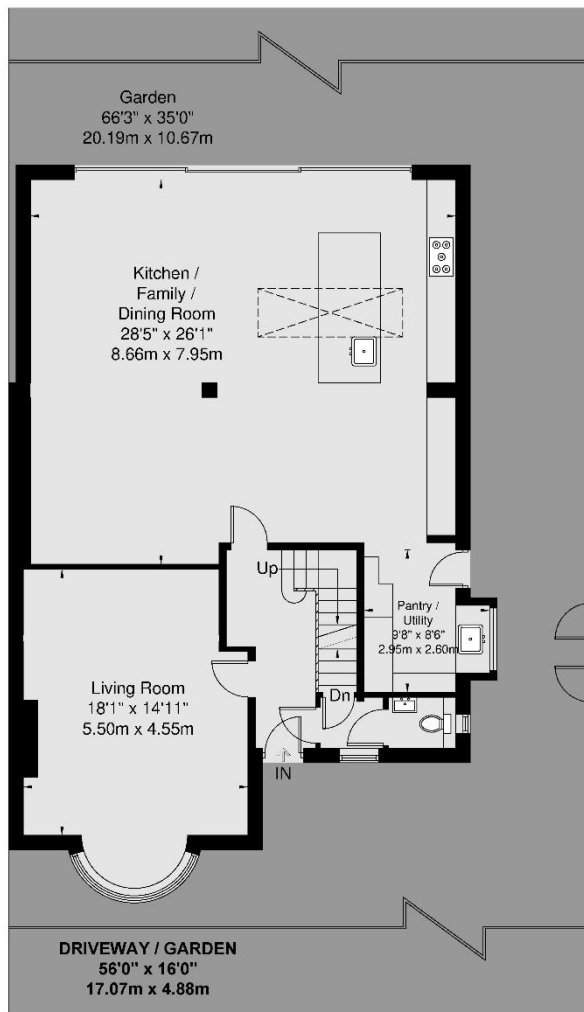
Total = 327.5 sq m / 3523 sq ft



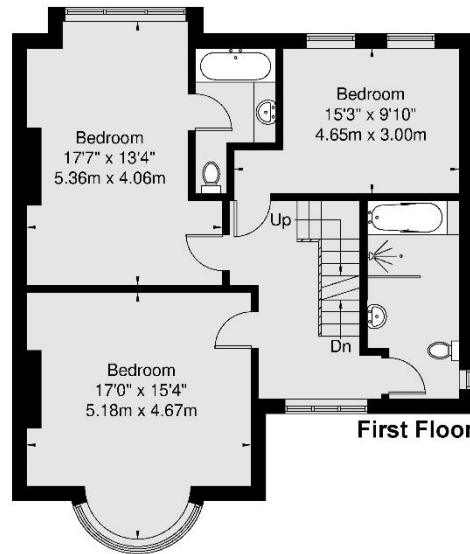
Cellar



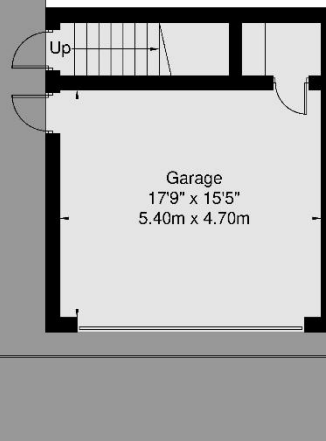
Second Floor



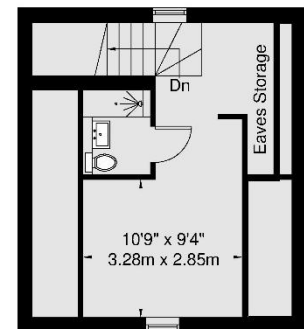
Ground Floor



First Floor



Garage Ground Floor



Garage First Floor

Viewmedia @ 2024  
Viewmedia.co.uk

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

**VIEWINGS:** By appointment through Robert Holmes & Co 020 8947 9833. Would you like to visit our website? [www.robertholmes.co.uk](http://www.robertholmes.co.uk). If you give us your e-mail address we will be able to send you immediate news of our latest instructions

**N.B.** For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, or tested the services, appliances or specific fittings.