



A new build development of three highly specified five bedroom detached houses

Two The Villas, 4 Cottenham Park Road, Wimbledon, SW20

Freehold

Price on application

savills

Launch day - 27th March • Great location • New build • High specification
Large garden • Off street parking • EPC rating: B

Local information

Cottenham Park Road is a much sought after location in West Wimbledon. It is within walking distance of Wimbledon Village High Street (0.8 miles) and Raynes Park station (500 metres). There is a bus stop (200) to Wimbledon Town on the road. The open spaces of Cannizaro Park, Wimbledon Common (600 metres), West Wimbledon Tennis Club and Cottenham Park playground are all within easy reach. Locally are excellent schools including King's College School, Ursuline High School, Hollymount Primary (300 metres) and St Matthew's CofE Primary.

Source of times www.tfl.gov.uk.

Source of distances Google Pedometer

All measurements are approximate.

About The Villas

This spectacular five bedroom detached property offers a traditional twist to contemporary living located off Copse Hill. The house is set back off the road with an unusually large garden and off-street parking.

The house is designed to an exceptionally high standard, with authentic natural materials combined with state of the art design and technology.

Wet underfloor heating is incorporated throughout and is controlled via a digital touch screen thermostat or your mobile device. Booster tanks are fitted to guarantee pressure to all wet areas at any time, the gas boiler is by Vaillant.

Rako mood lighting systems fitted throughout offer the user mood lighting, at the touch of a single button whilst controlling multiple circuits and lamp types. Rako is fully adjustable to the home owners requirements.

The stunning Binova Italian made kitchen, from the Bluna collection is finished in oak wood veneer. All kitchen hinges, accessories and mechanisms are soft close. The furniture range has a modern handleless design. High quality fully integrated Miele appliances include tall wine coolers, dishwashers, ovens, combination microwave - oven, coffee machine extraction with external motor, tall fridge and tall freezer with ice maker. Both the kitchen and utility room worktops are composite stone complete with LED under unit concealed lighting.

All bathrooms are fitted with Dornbracht brass ware in a brushed stainless-steel finish, Duravit sanitary ware from the Luv range featuring a free standing bath, walk in shower with body jets. Bathroom units are Italian and supplied by Sangiacomo in oak wood veneer with composite stone bathroom worktops. Absolute stainless steel towel rail and recessed LED lighting is fitted in all bathrooms.

On the ground floor bespoke large engineered herringbone wood floor in natural oak, mat lacquered is fitted to the study and the open plan kitchen living/dining area. Large Italian porcelain tiles run across the hallway with smaller tiles in the kitchen and the utility room. Carpet is laid to all stairs, landing

and bedrooms. Porcelain tiles in a matt finish are in all bathrooms with a feature wall in mosaic tiles to the principal master and family bathrooms. In all the bedrooms are beautiful Italian oak wood veneer fitted wardrobes with internal accessories and lighting. All the internal doors are classic solid fire doors in oak veneer painted to match the windows and the external door with all ironmongery in a stainless steel finish.

The photos are of the Showhouse, 2 The Villas.

Tenure

Freehold.

Local authority

Royal Borough of Windsor and Maidenhead.

Energy Performance

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

Viewing

Strictly by appointment with Savills.



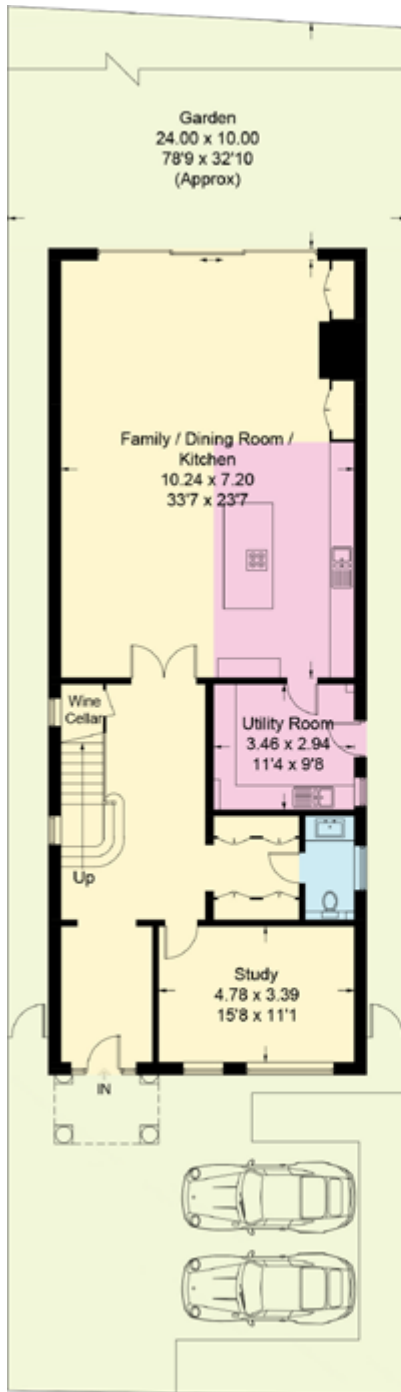








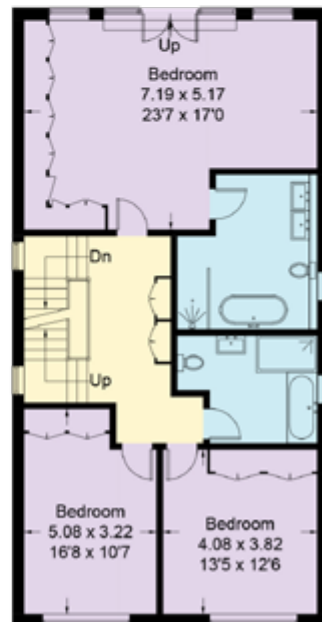




Ground Floor



Second Floor



First Floor

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Wimbledon, SW20

Total area (approx)

373.0 sq m / 4,015 sq ft

Gross internal area (approx) (excluding Eaves)

358.4 sq m / 3,858 sq ft



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