

THE MODERN HOUSE



London SW20
Sold

Cottenham Place

This wonderful four-bedroom mid-century house on Cottenham Place is a rare original. Positioned on the leafy slopes of the Copse Hill estate in Wimbledon, it was built in 1960 as part of a series of carefully conceived terraces with far-reaching and elevated views towards the North Downs. This house sits at the end of the terrace, among the estate's sprawling communal gardens, with a south-facing balcony and patio garden.

The Building

The houses that form Cottenham Place, referred to as the Copse Hill estate by Nikolaus Pevsner, are an excellent example of the thoughtful, early 1960s developments that were inspired by the success of Eric Lyons' Span estates, which are known for their considered design and beautiful gardens. These houses were a luxury development by Wimpey Homes; they were admired by Ian Nairn a few years after their construction in *Modern Buildings in London* for their "sensitively landscaped surroundings". This house was bought by the current owners in the 1960s and is one of few to retain its original fixtures and fittings internally. As such, it requires some modernisation.

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The Tour

The house is positioned at the top of the estate, at the end of a sloping road winding through the terraces to the peak of the hill. There is a private drive, which leads down to the lower ground floor internal garage. There is a secondary front door at this level that leads to a utility room with its original fixtures, a storeroom and a wonderfully bright hobby room, which could be used as a fourth bedroom. This space has sliding doors that open directly onto the garden.

The main entrance is at raised ground floor level, where beautiful five finger parquet runs underfoot and an open-tread staircase connects the three levels. To the left is the kitchen, which retains its original, soft grey-hued lino flooring and joinery, as well as a hatch into the dining room. The living room at the rear of the plan has further modern detailing, including a 1960s fire surround, and sliding doors that open onto the balcony, which has recently been restored.

Upstairs, there are three bedrooms, the largest of which has incredible views through a bank of full-width windows, as well as an en suite bathroom. The other two bedrooms and family bathroom can be found off the bright central hallway. The bathroom retains its original tiling, which reflects the considered natural palette of wood and grey tones found throughout the house.

The Area

Wimbledon is one of London's most attractive areas, with its large, open green space of Wimbledon Common and the renowned restaurants, cafés and boutiques of the historic Wimbledon Village. The house is extremely well located for the green spaces of Wimbledon and Putney Commons, as well as Richmond Park, which is slightly further afield. There are a number of highly sought-after schools in the area.

Cottenham Place is a 15-minute walk to Raynes Park Station, which runs direct services into London Waterloo. Wimbledon Station has excellent rail connections and is also on the south London tram network. The A3 is close at hand, for easy access to central London and the Surrey countryside.

London, South London
Sold

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.