

159 Coombe Lane

West Wimbledon, London, SW20 0QX

ROBERT HOLMES
& COMPANY

A beautifully modernised home, backing onto playing fields, close to excellent schools, amenities and transport links

Asking Price: £2,500,000

Accommodation:

- *No chain*
- Detached house
- Kitchen/dining room
- Reception room
- 5 bedrooms
- 3 bath/shower rooms (1 ensuite) plus guest WC
- Landscaped south west facing garden
- Off street parking
- Recently renovated (2025)

Local Borough: Merton Council
Council Tax Band: G
EPC Rating: D

Nearest Station: 0.5 miles (Raynes Park)
Central London: 9.5 miles (approx.)



Property Description: Set well back from the road, this beautifully renovated 1920s family home offers exceptional accommodation across two floors. A wide entrance hall with Havwoods walnut flooring sets the tone for the sophisticated contemporary interiors, thoughtfully enhanced by the current owners while retaining the home's original character.

To the front, the elegant reception room features traditional wooden beams and fitted plantation shutters. The bespoke kitchen is beautifully appointed with fine cabinetry, Dekton worktops, Quooker tap and new Bosch appliances, complemented by generous storage, a pantry and larder, a coffee nook, and a bar area with a fitted wine fridge. The dining area includes bespoke cabinetry, open shelving, and an electric fireplace. Beyond, the south-west-facing garden extends over 137', with a stone patio, level lawn, and mature trees, and enjoys attractive views across the open playing fields. The ground floor also offers a bedroom with en-suite shower room, ideal for guests or a study, together with a custom utility room with plenty of storage and guest WC.

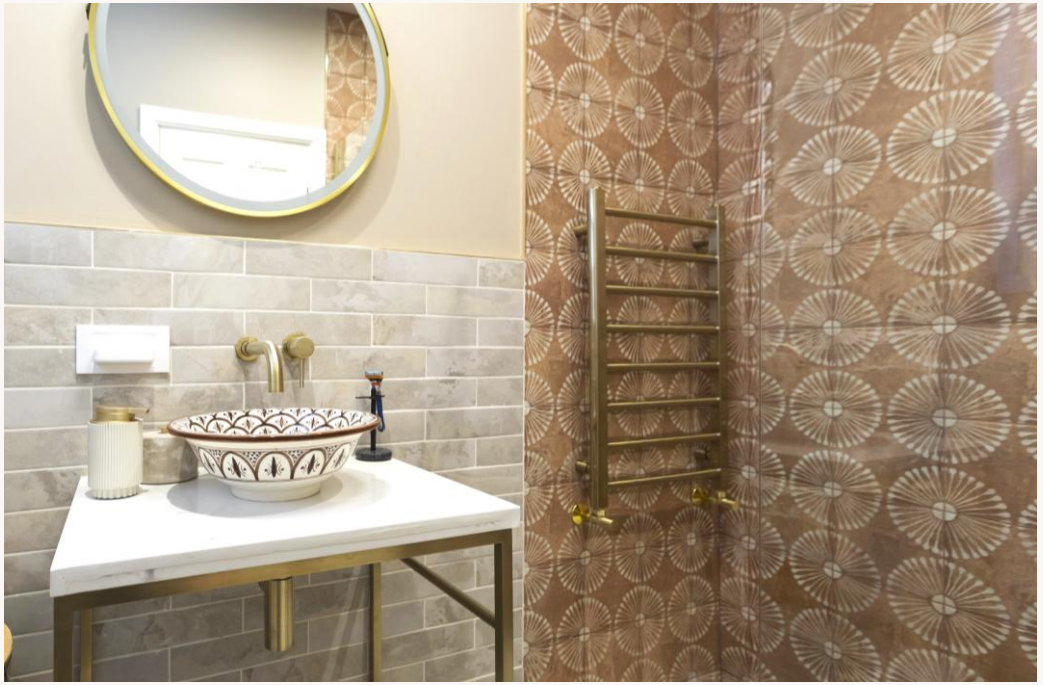
Upstairs are four bedrooms, three generous doubles with bespoke fitted wardrobes, served by two stylish bathrooms. There is also scope to convert the loft into further living space, subject to the usual consents. Additional features include in-built water softener, an electric vehicle charger and smart meters.

Location: Coombe Lane is ideally placed for highly regarded state and independent schools, as well as excellent parks and sporting facilities. Raynes Park and Wimbledon are both close by, offering a wide selection of shops, restaurants, hospitals, and mainline rail services to Waterloo, while regular bus routes provide easy access to Wimbledon station, Kingston, and the A3.

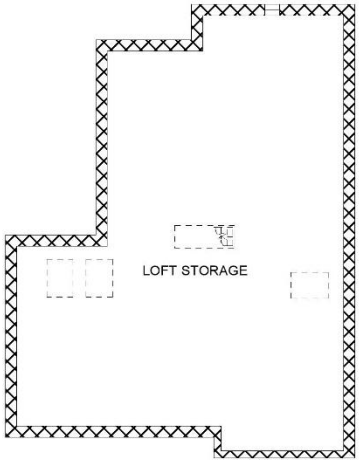






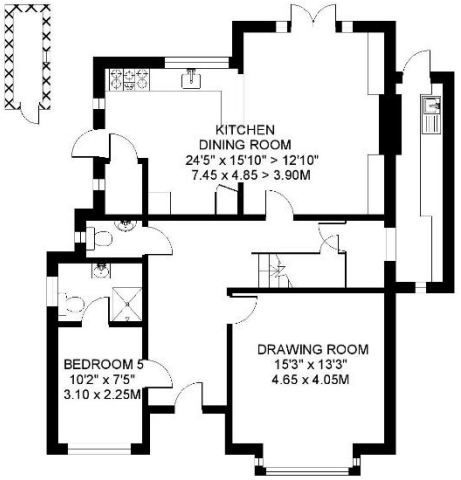


APPROXIMATE INTERNAL FLOOR AREA
1857 SQ.FT. / 172.5 SQ.M.
PLUS LOFT AND GARDEN STORAGE 890 SQ.FT. / 82.7 SQ.M.
TOTAL AREA SHOWN ON PLAN
2747 SQ.FT. / 255.2 SQ.M.

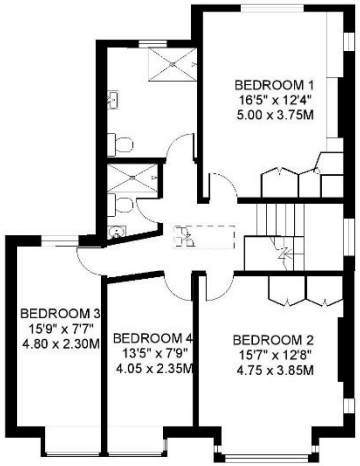


SECOND FLOOR 870 SQ.FT.

GARDEN
137'9" x 38'
42.00 x 11.60M



GROUND FLOOR 990 SQ.FT.



FIRST FLOOR 867 SQ.FT.



GROUNDS
27'5" / 8.35M

FLOORPLAN PRODUCED FOR "ROBERT HOLMES & COMPANY" BY FLOORPLANNERS 0780 122 8850
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE







ROBERT HOLMES
& COMPANY

Viewings by appointment through Robert Holmes & Co. on 0208 947 1100

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, nor tested the services, appliances, or specific fittings.