

# DELUXE DELIGHT

The perfect site deserves the perfect house, so when Pauline Mansfield found a dull house nestled into a wooded site with views overlooking the world famous All England Tennis Club and Wimbledon Park in the valley below, a stunning new house cried out to be created.

The old house was demolished and in its place an extraordinary contemporary house, with six bedrooms, eight bathrooms, staff accommodation and a cinema, gym and games area, has arisen.

Court View amounts to more than 8,000 square feet of elegant space and is one of the finest and most iconic newly constructed houses in Wimbledon. Designed by local architect, Andrew Harper, and built by Indigo, an LABC three-time 'House of the Year' winner, it has been nominated for the prestigious Times House of the Year and a Royal Institute of British Architects award.

Pauline explains: "Having identified a location in a hidden pocket of SW19, I decided to create a visionary structure emanating from my love of contemporary architecture, strongly influenced by Frank Lloyd Wright. Perched on a ridge overlooking the entire valley of Capability Brown's Wimbledon Park and the iconic All England Lawn Tennis Club, I felt I had to accept the challenge to construct a home that complements these majestic surroundings.

"A building should appear to grow easily from its site and be shaped to harmonise with its surroundings if Nature is manifest there.

"As a contemporary design, Wright's influence is apparent in the use of dry stone walling, natural cladding materials, vast swathes of glass that absorb the garden, terraces, a feature staircase and free flowing living spaces.

"A new owner is provided with the opportunity to personalise the property with its blank canvas of neutral décor, and the open plan has also allowed me the pleasure of displaying an eclectic art collection acquired over many years of living in Africa and travelling widely." Dazzling features include luxurious bathrooms equipped with Brazilian rain showers and walk in glass shower enclosures. All the bedrooms have custom fitted wardrobes and large windows oriented towards the garden to maximise views.

Entry to the house is via a secluded private cul de sac and up Italian tiled steps leading to magnificent oak front doors.

There is a fantastic triple-height entrance hall with elegant lines and majestic proportions, with doors leading to two reception rooms and the vast open plan kitchen, dining and family room. The fully equipped Gaggenau kitchen features a custom-built dining island for six, Caesar stone work surfaces with a Barazza Hob and Falmec extractor and extensive built in cabinets. Floor to ceiling bespoke glazed doors fitted by Bereco, give onto the floating tile terrace and BBQ deck area.

The terrace overlooks the landscaped garden, surrounded by mature conifer trees in a protected conservation area, ten minutes from the All England Tennis Club.

The ground floor includes space for formal dining, a snooker room or live-in staff. A separate staff entrance leads into a boot room, laundry room, bathroom and office.

Stairs descend to the garden level leisure space, occupying the entire floor, while an oak feature staircase ascends from the entrance hall to the first floor where five bedroom suites including the master suite with separate dressing room and bathroom, are found.

The second floor, reached by an oak floating staircase, comprises a galleried walkway and further master bedroom suite with separate dressing room and shower room and features a private glass balustrade balcony overlooking Wimbledon Park lake in the valley below.

The property is within walking distance of Wimbledon Village and Wimbledon Park tube station.

*Court View, Lambourne Avenue, Wimbledon, SW19 £6,950,000, Cluttons 020 7223 7574, Robert Holmes & Co 020 8947 9833*



