ROBERT HOLMES
& COMPANY

Sophia House, 6 Ellerton Road,
Wimbledon Common, London SW20 0EP



An imposing and distinguished double fronted family house of 7,302 sq ft constructed to a high specification, set in a private estate overlooking the Royal Wimbledon Golf Club

£6,800,000
Freehold

- Reception hall
- Drawing room with bar
- Reception room
- Kitchen/dining/family room
- Study
- 2 cloakrooms & Utility room
- Cinema room
- Leisure complex - swimming pool & Sauna
- Main bedroom suite with roof terrace
- 5 further double bedrooms
- 5 further bath/shower rooms (3 en-suites)
- Wine store • Lift to all floors
- Landscaped garden with summerhouse/ Office/gym
- Gated driveway parking

SOPHIA HOUSE, 6 ELLERTON ROAD, WIMBLEDON COMMON, LONDON SW20 0EP

A beautifully presented family home built to exacting standards with high ceilings and a considerable amount of natural light resulting in an impressive house with generous and flexible living/entertaining space. Features include under-floor heating throughout, heat recovery air-conditioning to main areas, ceiling speakers, oak floors and smartly appointed contemporary bathrooms

Set back from the road behind fully automated entrance gates with garage and off-street parking, the house is entered through the spacious hallway which has a feature marble staircase with oak handrail and a lift to all floors. To the front is an elegant reception room with feature bay window and gas fire with cornicing and ceiling rose. To the rear is the spacious drawing room with a bespoke bar and bi-fold doors to a Juliet balcony, together with a study with doors to a balcony overlooking the rear garden. There is a door to the integral garage and a guest cloakroom completes this floor. The garden floor comprises the spacious and bright kitchen/dining/family room with bi-fold doors to the garden making this a superb living/entertaining space. The bespoke designer Italian kitchen has a good range of units with smoked oak doors and Silestone work surfaces with some integrated appliances and a central island offering additional storage. Off the kitchen is a fully fitted utility room with washing machine and tumble dryer. Also on this floor is the leisure complex which includes a cinema room, swimming pool, shower and a sauna; a wine room and plant room.

Upstairs on the first floor is the main bedroom suite with dressing room with bespoke cupboards and dressing room and doors to a roof terrace; and 2 further bedroom suites with dressing rooms and en-suite bath/ shower rooms. The second floor comprises 3 bedrooms, and two shower rooms, one of which is en-suite.

The rear garden has been designer landscaped and has a wide terrace with garden fireplace, ideal for alfresco dining, with steps up to a two tiered garden with lawns and shrub borders and summer house/office/gym with a decked area.

Overlooking the Royal Wimbledon Golf Club, the house enjoys a quiet semi-rural position in this highly regarded and sought after residential road within a very short distance of Wimbledon Common and Wimbledon Village with it array of restaurants, shops and cafes. It is also within easy reach of some excellent local shops in Coombe Lane. Both Wimbledon and Raynes Park town centres offer excellent rail connections (Waterloo 12-15 minutes mainline) and the area is served by a wide variety of schools, with the Rowans, a delightful co-educational prep school, being within a very short walk of the house. Recreational facilities abound with golf clubs, tennis and fitness clubs and riding stables in the area.



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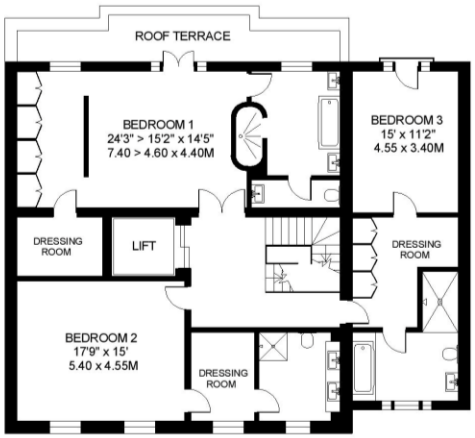


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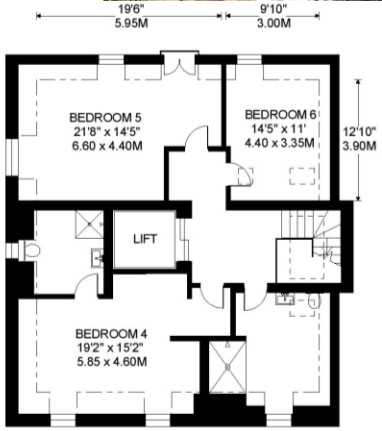
Local Authority: Merton, Council tax band H: ER/D



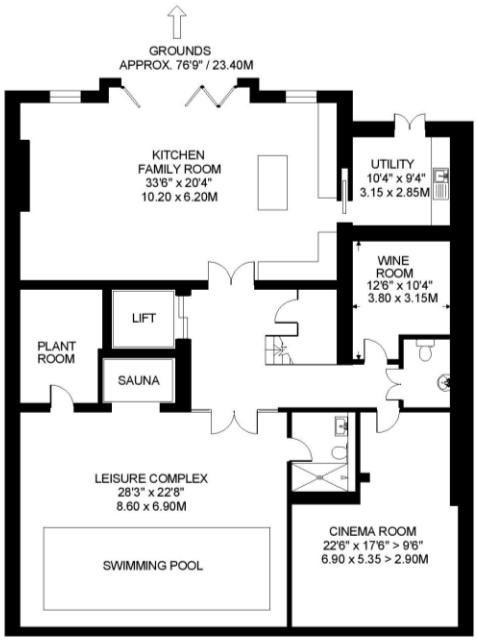
APPROXIMATE INTERNAL FLOOR AREA
7302 SQ.FT. / 678.4 SQ.M.
PLUS SUMMER HOUSE



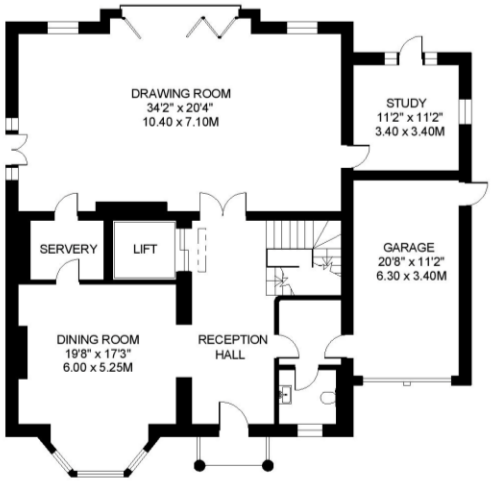
FIRST FLOOR 1693 SQ.FT.



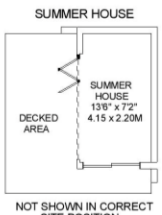
SECOND FLOOR 1223 SQ.FT.



LOWER GROUND FLOOR 2504 SQ.FT.



GROUND FLOOR 1882 SQ.FT.



NOT SHOWN IN CORRECT
SITE POSITION

FLOORPLAN DRAWN PRIOR TO COMPLETION OF BUILDING WORKS
FLOORPLAN PRODUCED FOR "ROBERT HOLMES & COMPANY" BY FLOORPLANNERS 0780 122 8850
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
WHERE A ROOM HAS A SLOPING CEILING, THE DOTTED LINE MARKS 1.50M HEIGHT,
AND THE MEASUREMENTS ARE SHOWN AT FLOOR LEVEL

VIEWINGS: By appointment through Robert Holmes & Co 020 8947 9833. Would you like to visit our website? 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.