



SOPHIA
HOUSE
WIMBLEDON

Fuller Gilbert



& Company Est. 2001



INTRODUCTION

A LIFE OF LUXURY AND BEAUTY

Sophia House is an exceptional six-bedroom family residence that exudes elegance and sophistication at every turn. Named after a Georgian princess and enjoying panoramic views over the prestigious Royal Wimbledon Golf Course, the home reflects the luxury and refinement of its surroundings.

Tucked away at the end of a quiet residential road in Wimbledon, South West London, Sophia House offers a true sanctuary - an oasis of peace, privacy, and security.

Built with exquisite craftsmanship and a deep appreciation for tradition, the property features a harmonious blend of traditional and reclaimed materials. Every detail has been meticulously considered, creating a home that caters effortlessly to all aspects of modern living. The thoughtfully designed layout flows beautifully from one space to the next, offering the perfect setting for both relaxed family life and elegant entertaining.

Wimbledon is one of London's most sought-after neighbourhoods, offering the best of both worlds: the vibrancy and amenities of the city alongside the tranquility of green, open spaces. Its charming village feel is complemented by a diverse selection of boutique shops, bars, and restaurants - making it the perfect place to enjoy a cosmopolitan lifestyle with a welcoming, community spirit.

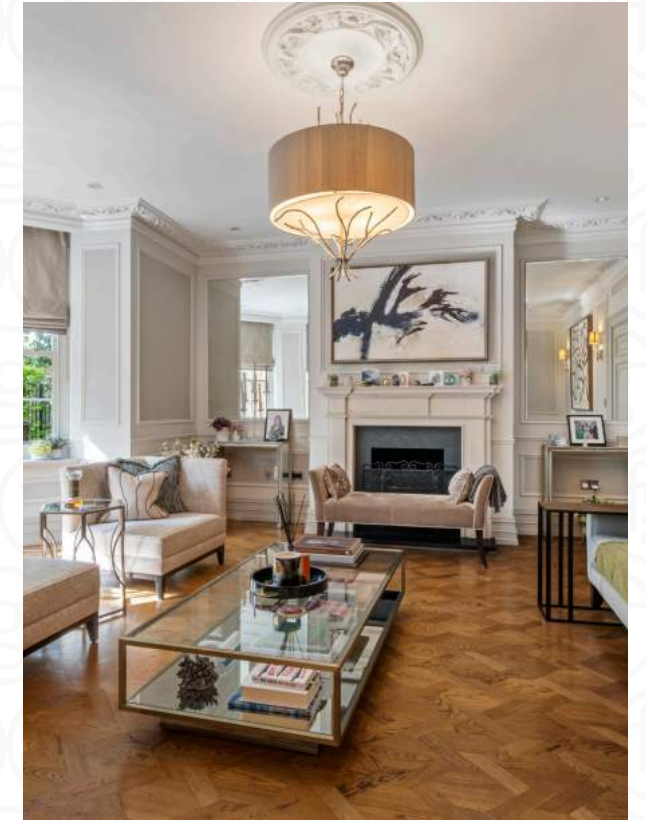




SOPHIA
HOUSE



GROUND FLOOR



The ground floor has been carefully designed for lavish entertaining, welcoming your guests to luxury and grandeur.

FEATURES INCLUDE:

- ◊ Dining room with bespoke oak flooring and traditional fireplace
- ◊ Drawing room with mansion House parquet flooring and garden views
- ◊ Private study with access onto balcony
- ◊ Integrated garage
- ◊ Cloakroom Lift to all floors





The lower ground floor is the informal hub of the family home and an ideal setting for relaxation.

FEATURES INCLUDE:

- ◇ Open-plan bespoke Italian kitchen and family room with a fireplace
- ◇ 7m x 4m swimming pool and an adjacent sauna
- ◇ State of the art media room with bar area
- ◇ Fully fitted utility room ◇ Wine room



LOWER GROUND FLOOR





THE FIRST FLOOR

The first floor comprises three beautiful large bedroom suites, complete with dressing rooms.

FEATURES INCLUDE:

- ◆ Bespoke integrated furniture
- ◆ Views across the golf course
- ◆ Terrace to master bedroom
- ◆ Individually styled in a boutique style



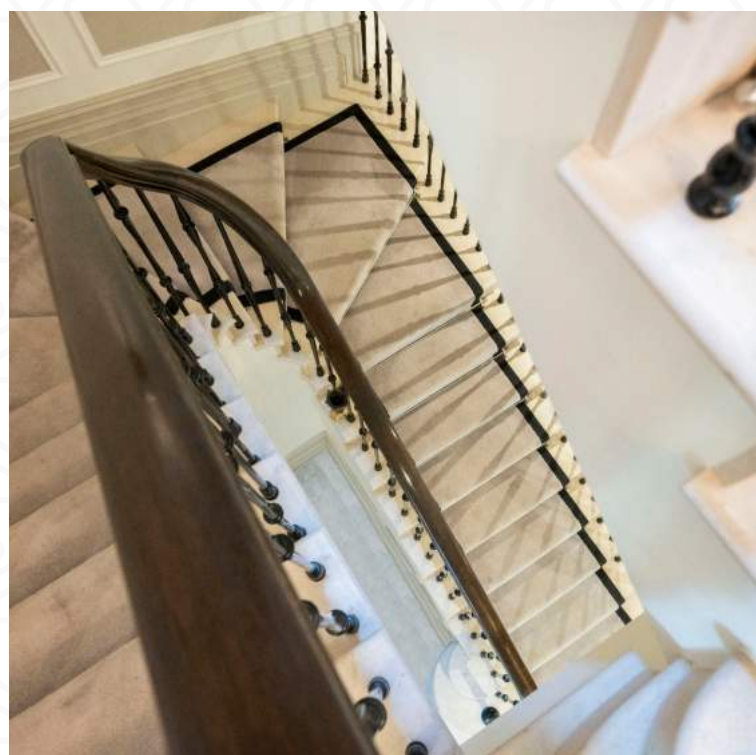
A further three spacious bedrooms, one of which has an en suite, are situated on the second floor, along with a large family bathroom.

FEATURES INCLUDE:

- ◊ Flexible bedroom spaces with the potential to be adapted for multiple uses
- ◊ High quality finishes and handcrafted detailing



THE SECOND FLOOR





The property has a beautiful landscaped garden with integrated dining area making it a tranquil and flexible outdoor space.

FEATURES INCLUDE:

- ◊ Accessible from the lower ground and ground floors
- ◊ Yorkstone steps
- ◊ Bespoke copper water feature
- ◊ Planted borders with Mediterranean Flowers
- ◊ Luxurious versatile summerhouse



GARDEN











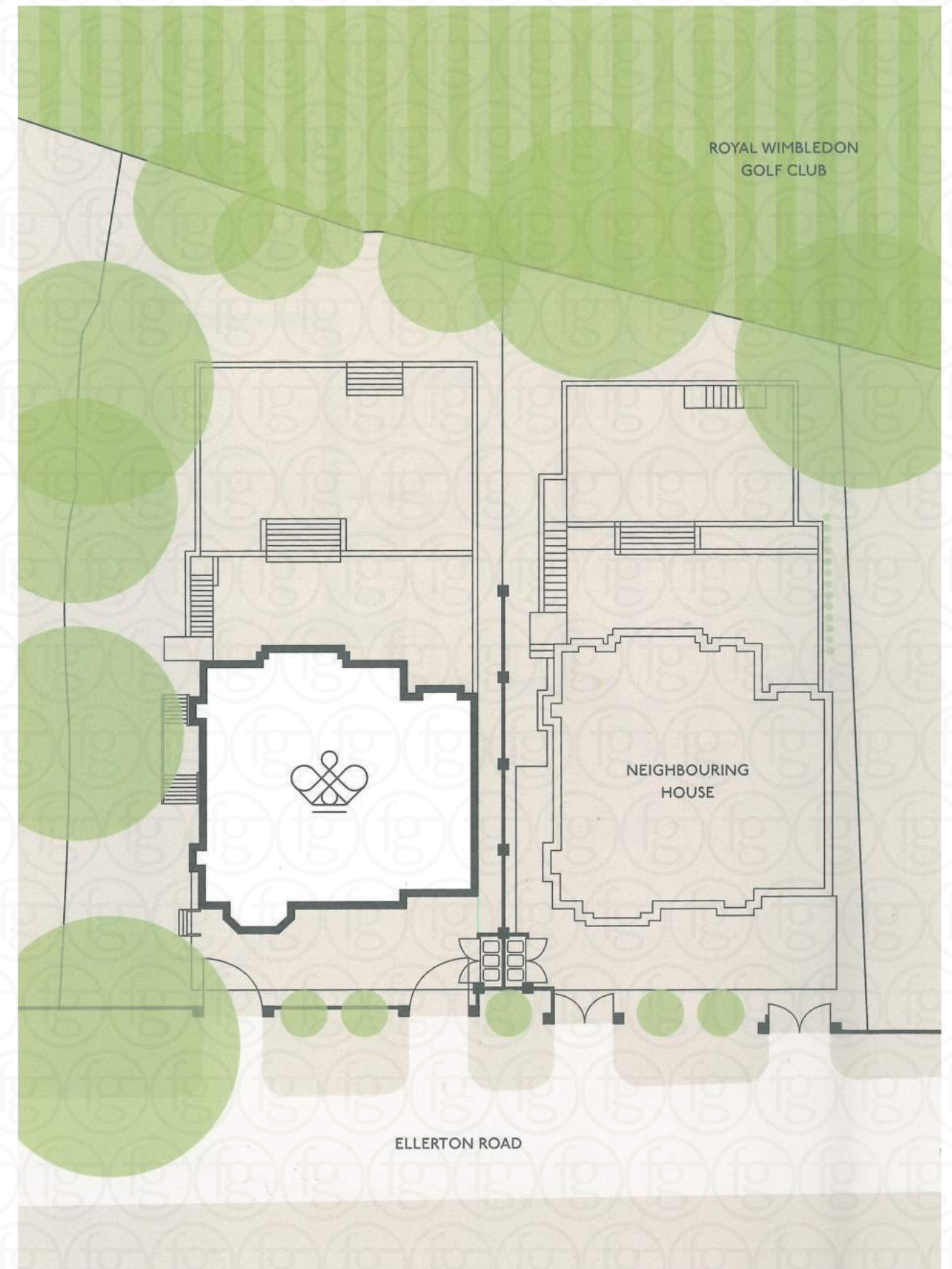




PLANS

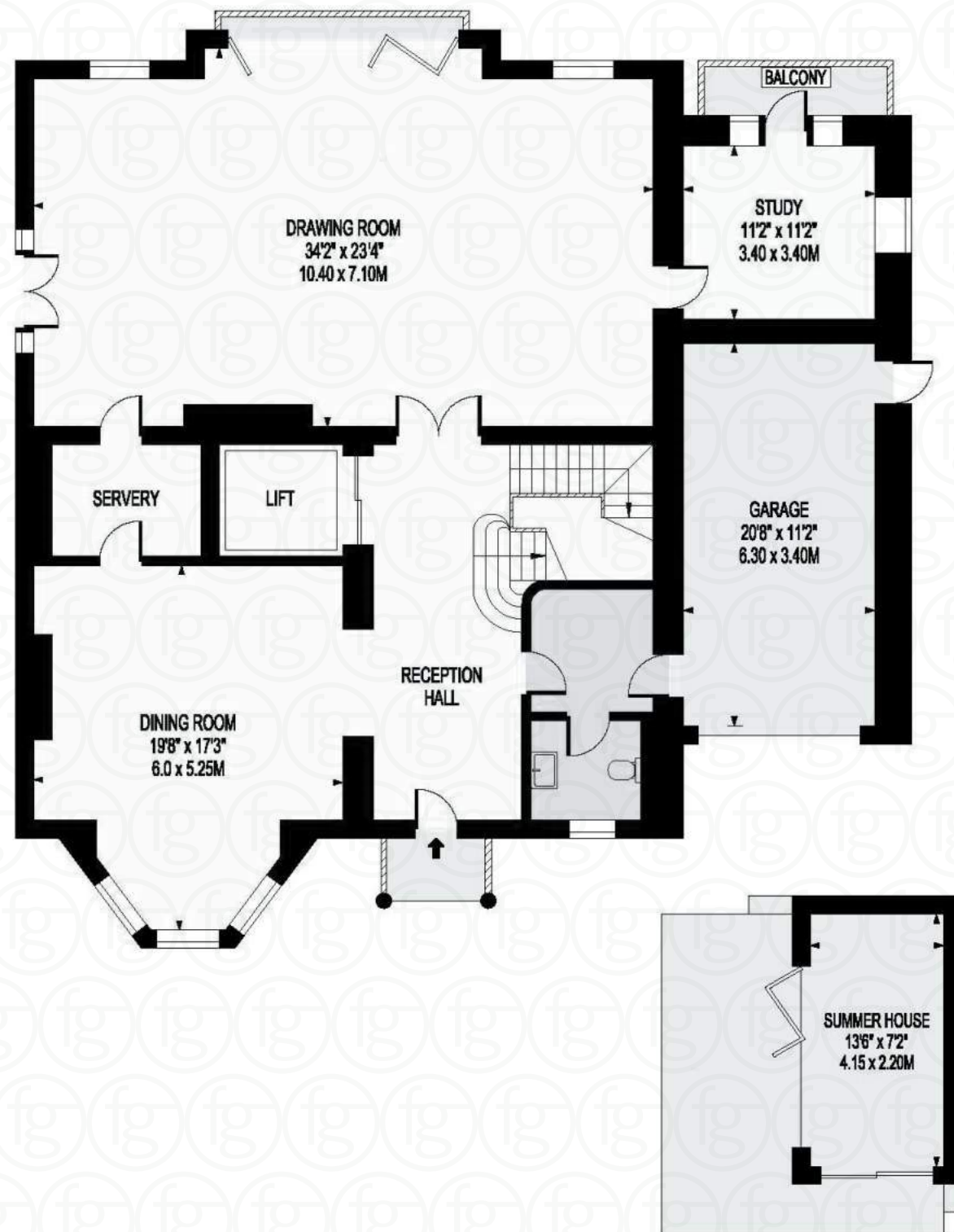
SITE PLAN AND FLOOR PLANS

APPROXIMATE GROSS INTERNAL FLOOR AREA:
7302 SQ FT - 678.40 SQ M



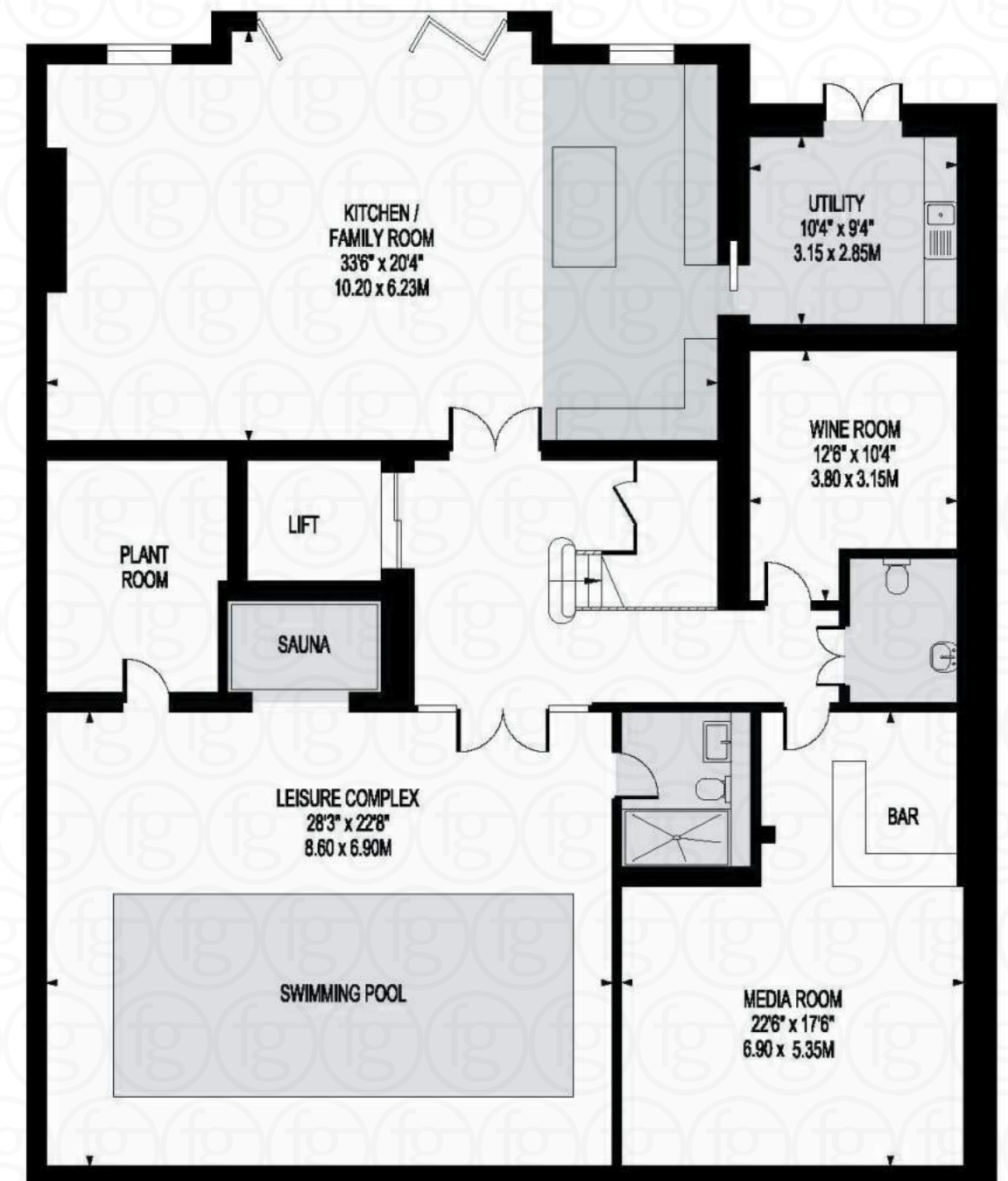
These plans should be used as a general outline for guidance only and do not constitute in whole or part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.





GROUND FLOOR

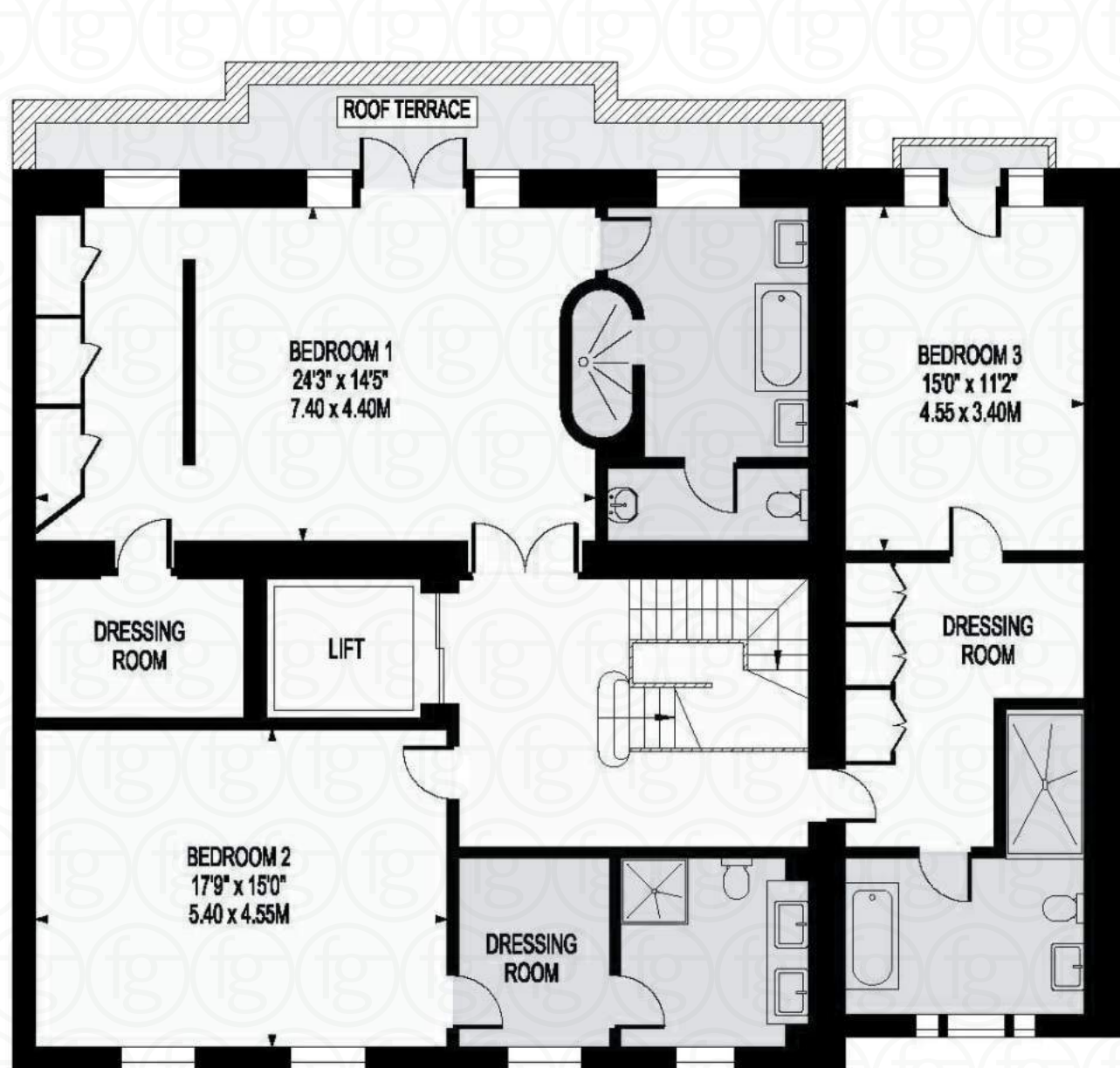
1882 SQ FT



LOWER GROUND FLOOR

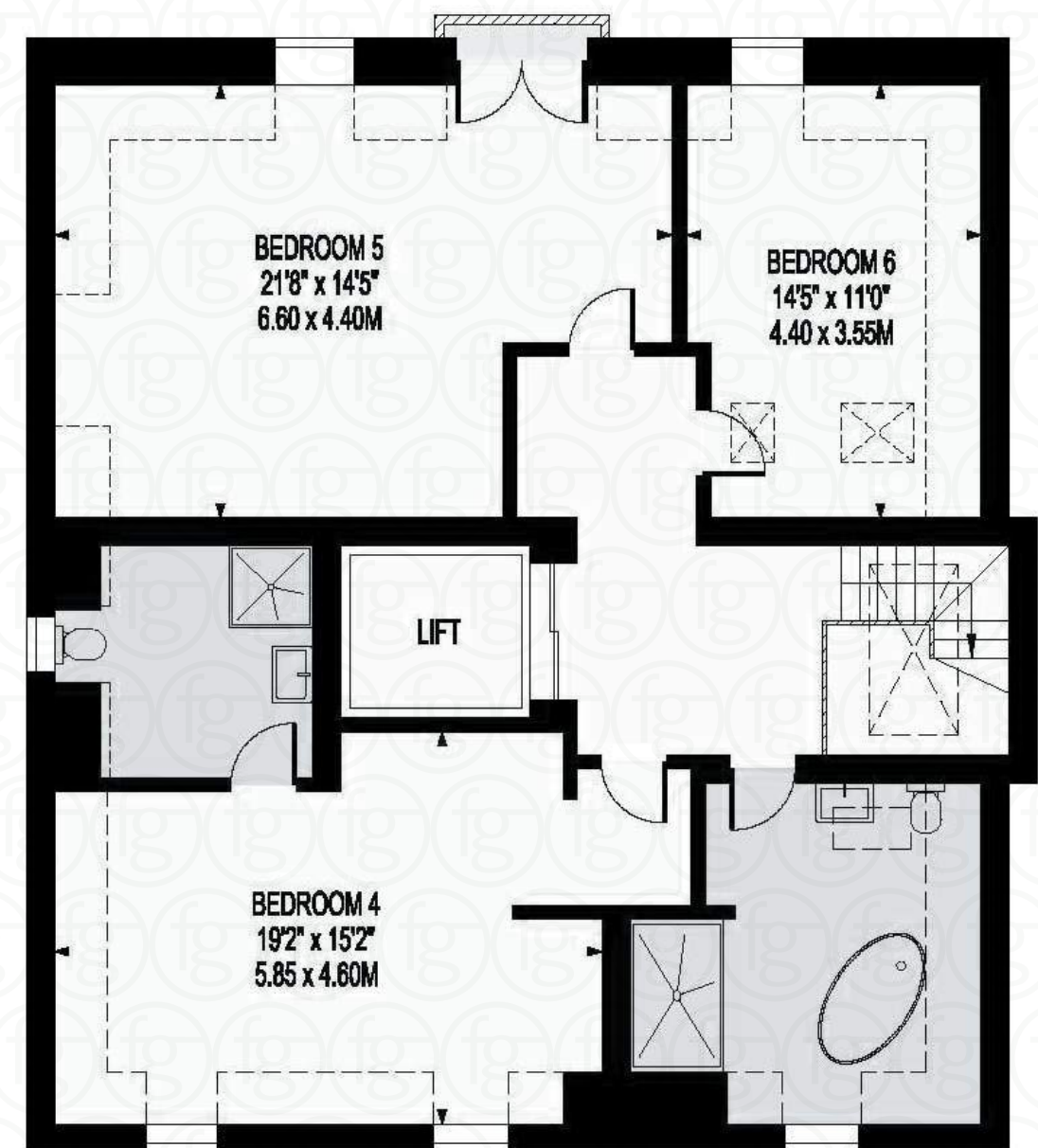
2504 SQ FT





FIRST FLOOR

1693 SQ FT



SECOND FLOOR

1223 SQ FT





SPECIFICATION

KITCHEN

- ◊ Bespoke designer Italian kitchen
- ◊ Central island
- ◊ 50mm Silestone work surface with a shark nose profile
- ◊ Fully integrated with Gaggenau appliances including: Integrated fridge, integrated freezer, induction hob, multi-function ovens, combo microwave and steam oven, plate and food warming drawers, wine cooler, dishwasher

HEATING/COOLING AND VENTILATION

- ◊ Gas fires to dining room, drawing room and family lounge area all with traditional surrounds
- ◊ Underfloor heating throughout with areas individually controlled via Control 4
- ◊ Heat recovery air conditioning system to primary areas, mechanical ventilation to basement and state of the art air handling to leisure facilities
- ◊ Energy efficient Valiant gas fired boiler

BATHROOMS/EN SUITES AND CLOAKROOMS

- ◊ Fully fitted bathrooms with Villeroy & Boch white sanitary ware
- ◊ Bespoke fitted bathroom furniture with storage drawers, bespoke framed mirrors and niche shelving
- ◊ Hans Grohe and Villeroy & Boch brassware with polished chrome fittings
- ◊ Marble floor and wall finishes throughout
- ◊ Mosaics to master bedroom showers
- ◊ Wet rooms & showers with stone floors, glass screens and feature LED lighting

UTILITY ROOM

- ◊ Fitted with Miele washing machine & tumble dryer

LIGHTING AND POWER

- ◊ State of the art lighting control system operated remotely or via push dimming switches
- ◊ Feature light fittings throughout
- ◊ LED ceiling down lighters
- ◊ Bespoke fibre optic lighting system to leisure area
- ◊ Feature landscape lighting throughout

- ◊ Brush nickel switches and sockets

- ◊ State of the art home automation and integration system. This includes: controlling lighting, climate, media and audio, access, security

INTERIOR FINISHES

- ◊ Outstanding decorative finishes throughout to all walls and ceilings
- ◊ Decorative coricing throughout
- ◊ Bespoke joinery including 5" wide architraves and 8 - 10" high skirting boards
- ◊ Feature wall panelling throughout all principle areas
- ◊ Bespoke Mansion House oak floors to entrance hallway and dining rooms
- ◊ Bespoke Versailles Parisian oak floors to formal reception rooms and study
- ◊ Marble stair case with Volute oak handrail
- ◊ Bordered stair runners with stair rods
- ◊ Carpets to bedrooms
- ◊ Bespoke hand painted wardrobes to dressing rooms

EXTERNAL FINISHES

- ◊ Private gated entrance with fully automated sliding gates

- ◊ Yorkstone laid to parking areas, paths and terraces with landscaped borders

- ◊ Paved patio area to rear gardens

- ◊ Lawns and landscaped borders to rear gardens

- ◊ Stunning water feature and garden fire place

- ◊ 8ft high walling and hedging to all boundary elevations

- ◊ Bespoke garden studio with sedum roof, Ash cladding and glazed facade with bi-folding doors

- ◊ Double-glazed timber sliding sash units with chrome ironmongery

- ◊ Traditional timber front door with glazed panels and side lights fitted with Banham locks

- ◊ Bespoke traditional timber bi-folding and French doors throughout

COMMUNICATION, TV, SATELLITE AND MULTI MEDIA

- ◊ HDTV network points to allow digital and satellite TV distribution to all rooms

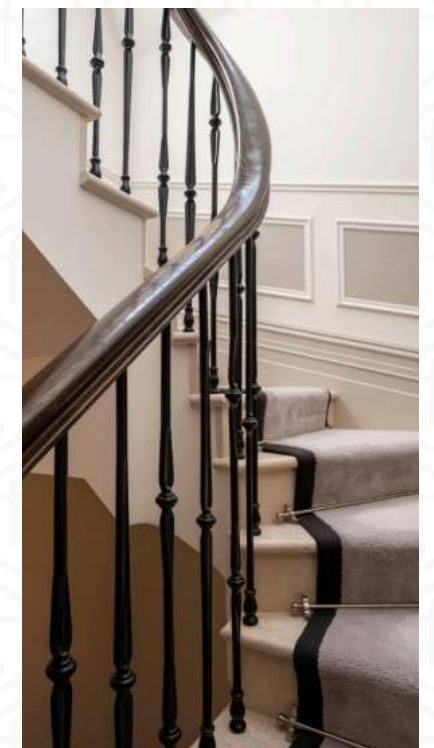
- ◊ Control 4 multi-zone home smart sound & entertainment system to all principle rooms & ensuite bathrooms allowing for TV, DVD, CD & radio

- ◊ Touch screen 7" control panel. iPhone and iPad compatibility

- ◊ Music and sound played through 100w ceiling speakers discreetly installed throughout

SECURITY

- ◊ Gated driveway, electronically operated
- ◊ Video door entry system linked to home control
- ◊ NSI approved intruder alarm system
- ◊ Fire alarm system
- ◊ CCTV
- ◊ Banham door locks to all ground floor doors





LIFE IN WIMBLEDON

THE BEAUTY OF THE COUNTRY WITH
THE VIBRANCY OF THE CITY

Renowned worldwide as the home of The Championships, Wimbledon, the oldest tennis tournament, this iconic location offers a blend of rich history and contemporary charm. As one of London's most desirable addresses, Wimbledon boasts a unique mix of character, beauty, and leisure. The area is divided into two distinct parts: Wimbledon Town, with its convenient transport links and vibrant social scene, and Wimbledon Village, a picturesque area centred around the charming High Street and Commons.

Whether you're in the mood for a peaceful country walk, a day of shopping, a delightful meal at one of the area's fine restaurants, or an evening at the theatre, Wimbledon caters to every lifestyle.

Education is also a major highlight, with a range of reputable schools nearby, including independent and comprehensive options for boys, girls, and co-educational institutions.

Nestled alongside the scenic Royal Wimbledon Golf Course and just a stone's throw from the historic Wimbledon Common, Sophia House offers breathtaking views and unparalleled access to vast open spaces. Yet, it remains conveniently close to the city - just 20 minutes by train to Waterloo Station or 45 minutes by car. Wimbledon truly delivers the best of both worlds, combining peaceful countryside living with easy access to central London.

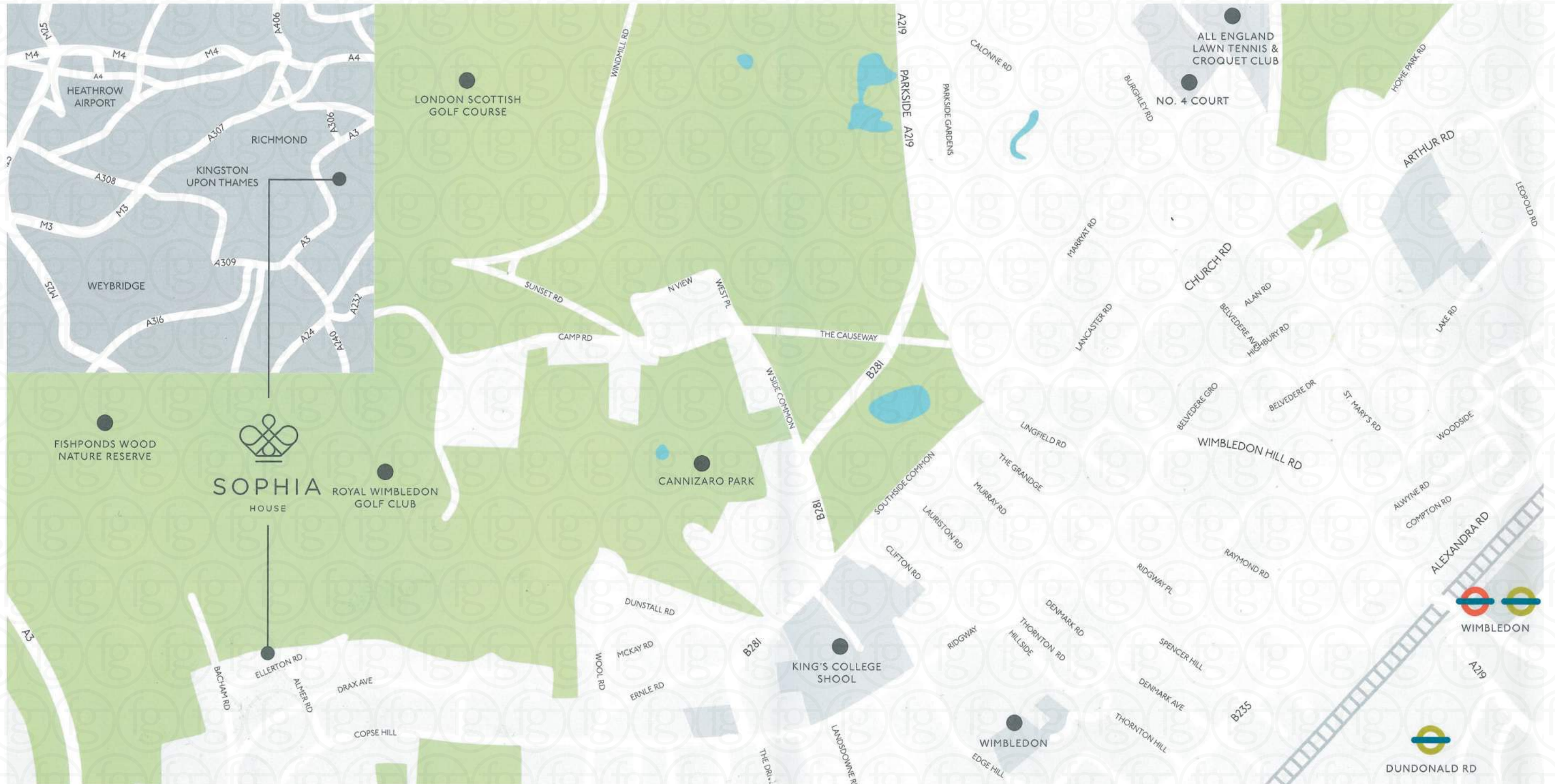






LOCATIONS & CONNECTIONS

PERFECTLY POSITIONED FOR BOTH THE CITY AND COUNTRYSIDE



Wimbledon offers the best of both worlds: a vibrant location within easy reach of Central London, while also being just a short drive from the picturesque countryside of Surrey and Sussex.

At the heart of the area is Wimbledon Station, located in Zone 3, which serves as a major transport hub with connections to National Rail, the London Underground, and Tramlink. The District Line offers frequent services to Earls Court and London Victoria, while the mainline

rail service provides quick access to Waterloo. In addition, nearby stations like Raynes Park and South Wimbledon ensure easy travel across the city.

For those traveling by car, the A3 provides a direct route to Surrey and Hampshire, and the M25 offers convenient access to the rest of the country. Both Heathrow and Gatwick airports are less than an hour away, making it easy to jet off to more distant destinations.





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