



Ellerton Road, Drax Estate, Wimbledon, SW20 0EP

Guide Price £7,800,000 Freehold



## Introducing Ellerton Road...

Sophia House is an extraordinary six-bedroom residence offering over 7,300 sq ft of refined living space, designed for both sophisticated entertaining and relaxed family living, located in the prestigious Drax Estate with uninterrupted views over the Royal Wimbledon Golf Course.

The grand reception hall leads to beautifully appointed formal entertaining areas, while the heart of the home—a stunning open-plan kitchen and family room—features floor-to-ceiling glass doors that seamlessly connect the interior to the landscaped gardens.

Accommodation includes a sumptuous principal suite with dressing room, luxury bathroom, and private terrace, along with five additional double bedrooms, four of which are en suite. A private leisure complex offers a 7m heated pool, sauna, steam room, and a state-of-the-art cinema with adjoining bar and wine room. Additional highlights include a study with balcony, bespoke garden studio, utility room, garage, and lift access to all floors.



## Welcome to Wimbledon...

Sophia House is ideally situated on a private residential road within the exclusive Drax Estate, one of Wimbledon's most sought-after addresses. Enjoying direct views across the renowned Royal Wimbledon Golf Course while being within easy reach of Wimbledon Village, which offers an array of boutique shops, fine dining, and excellent schools.



- **Modern Detached Family Home Built to an Extremely High Spec Throughout**
- **Six Double Bedrooms**
- **Five Bathrooms (4 of which are En Suites)**
- **Indoor Swimming Pool & Cinema Room**
- **Lift Servicing All Floors**
- **Integral Garage**
- **Gated Driveway with off Street Parking for Several Cars**











## SOPHIA HOUSE

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



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN 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.



Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(61-81) <b>B</b>	
(69-80) <b>C</b>		(49-60) <b>C</b>	
(55-68) <b>D</b>		(35-48) <b>D</b>	
(39-54) <b>E</b>		(21-34) <b>E</b>	
(21-38) <b>F</b>		(11-20) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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