

INIGO



Hoyles House

LONDON SW18

£1,675,000 FREEHOLD

This exquisite Grade II-listed house in Wandsworth, south-west London was built in 1710. It extends over four storeys, with 2,228 sq ft of space and four peaceful bedrooms. Inside, the home's atmospheric interiors are filled with original features, from timber wall panels to broad fireplaces. An enchanting garden is tucked at the rear of the house, with a secluded walled garden hidden within.

Setting the Scene

Likely once home to Huguenot hat-makers, the house was built in the early 18th century. Its amber brick walls tell a story of repair and restoration, its façade interspersed with a series of flush-framed sash windows.

Inside are plenty of handsome period features. Box cornicing traces around some of the rooms, while wide wooden panels encase others. Windows in different shapes and sizes - some original, others sympathetic - capture views of the peaceful surroundings. Where additions have been made, they have been integrated with the utmost sensitivity - including in a bedroom extension, where panelling salvaged from a neighbouring house was added.

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Hoyles House was featured in the World of Interiors in April 2025.

The Grand Tour

The house is set back from the street, drawing up to its full three-storey height from behind a front garden full of smart topiary and foliage. The house's white-painted front door reveals a magnificent entrance hall at the heart of the plan.

On one side is the reception room, its rich timber-panelled walls punctuated by a fireplace and three large sash windows. Across the hall, the study is of equal proportions, two of its walls filled with floor-to-ceiling bookshelves. There is also a bathroom on this level, with a bathtub and fitted storage.



The kitchen and dining room are on the lower ground floor. Chequerboard tiling runs underfoot here, and an inglenook fireplace alcove in the dining room has a full-height timber surround. In the kitchen, open shelving is perfect for displaying favourite ceramics. There is a wall oven, a separate gas hob and ample storage space. A utility room is also found on this floor, with a large coal store at one end.

The principal bedroom sits on the second floor of the house. It has a cast-iron fireplace and built-in storage. Neat cornicing and an elaborate ceiling rose run overhead, and sash windows illuminate the space on two sides. There is an en suite bathroom with a bathtub. An additional bedroom and a shared bathroom are also found on this floor.

The first floor is home to two further bedrooms, one of which is currently used as a second study.

The Great Outdoors

To the rear of the house, the garden has areas of lawn and slab paving. A mature wisteria clammers up the rear façade, while ivy, fig, and yew provide structure. A tranquil walled garden is also found within its perimeters, the perfect spot for quiet reflection.

The front garden is brimming with shrubs and greenery, enclosed by a neat red brick wall.

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Out and About

There are plenty of opportunities for eating and drinking in the area; popular brunch spot Piptree is just a 13-minute walk away on Upper Richmond Road, while local favourite Pizzeria Pomodoretto is also nearby.

The house is brilliantly located just a 10-minute walk from the Grade II-listed Wandsworth Park, a wonderful green expanse on the banks of the River Thames. Every year, the famous Oxford-Cambridge boat race starts at Putney Bridge, a thrilling event on the local calendar.

Putney High Street is a short stroll from the apartment, with an excellent selection of restaurants and cafés, including Home SW15, craft beer shop Ghost Whale and Tried and True café. The Duke's Head by Putney's idyllic riverside is another local favourite.

Southside Wandsworth shopping centre is close by, as well as the Ram Quarter, with many options available for fine and casual dining, co-working and a rich cultural programme of events.

There are several excellent primary and secondary schooling options in the area, including Hotham Primary School, Our Lady of Victories Catholic Primary School, the independent Putney High School, the well-regarded Lady Margaret School, and Hurlingham Academy in nearby Fulham.

East Putney rail station is a 15-minute walk away, and runs District line services to London Victoria in approximately 20 minutes. Putney station is only slightly further afield and provides regular services to London Waterloo. There is easy access by car to the national motorway network via the A3, A21, A24, and M4.

Council Tax Band: G

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.