



Cullerne Close, Ewell Village

The **PERSONAL** Agent

Offers In Excess Of £950,000 Freehold

- Set within a quiet cul de sac in Ewell Village
- Detached home built by renowned developer
- Providing approximately 1950 Sq. Ft of space
- Four generous bedrooms
- Two modern ensuites & main bathroom
- Three spacious reception rooms
- Kitchen/breakfast room & conservatory
- Utility room & downstairs cloakroom
- Double garage & scope to extend STPP
- Garden studio built by Green Retreats



Enjoying a fantastic position within striking distance of the heart of Ewell Village, this attractive and substantial detached family home enjoys around 1950 Sq ft of total accommodation.

Nestled away towards the end of a rarely available cul-de-sac within a highly desirable area of the village, the property was built by the award winning developer Charles Church and benefits from a large driveway and a double garage.

Being just a short walk from the open spaces of Gibraltar Park which sits behind its plot and Ewell West railway station (zone 6) with a comprehensive service to London Waterloo taking just 34 minutes, practicality is also never far away.

First impressions are incredibly important, and this wonderful family home does not disappoint! As you step into the welcoming entrance hall, the fantastic blend of versatile space immediately apparent.

At the heart of the property is the kitchen/breakfast room that is perfect for entertaining and links via doors to the adjoining conservatory and the formal

dining room, making it easy to create a large open plan family space if desired.

There is a generous double aspect living room and a separate work from home office too, which has the potential to be utilised as a fifth bedroom if required. The ground floor is completed by a cloakroom and a separate large utility room. The spacious accommodation continues on the first floor with four generous bedrooms, ensuite bathroom, further modern ensuite shower room and a smart family bathroom, all of which enjoy underfloor heating.

The rear garden really does speak for itself, measuring 43ft x 37ft and benefiting from a large terrace and ample lawned area for the children to let off steam. The garden studio built by Green retreats exudes quality with the added benefit of acoustic soundproofing, making finding a more complete property at this price point, a very difficult ask indeed.

The property benefits from many upgrades and is incredibly well presented throughout too. The double glazed windows and boiler were updated in 2021 as was the fireplace, whilst the garage door was recently serviced with upgrades and updated patios were fitted to name but a few.

The highly desirable Ewell Village has a rich background dating back to the Bronze age and at the end of the middle ages King Henry VIII established Nonsuch Palace (now Nonsuch Park) in 1538. The High Street offers a variety of shops, restaurants, cafés and pubs whilst Bourne Hall hosts a public library.

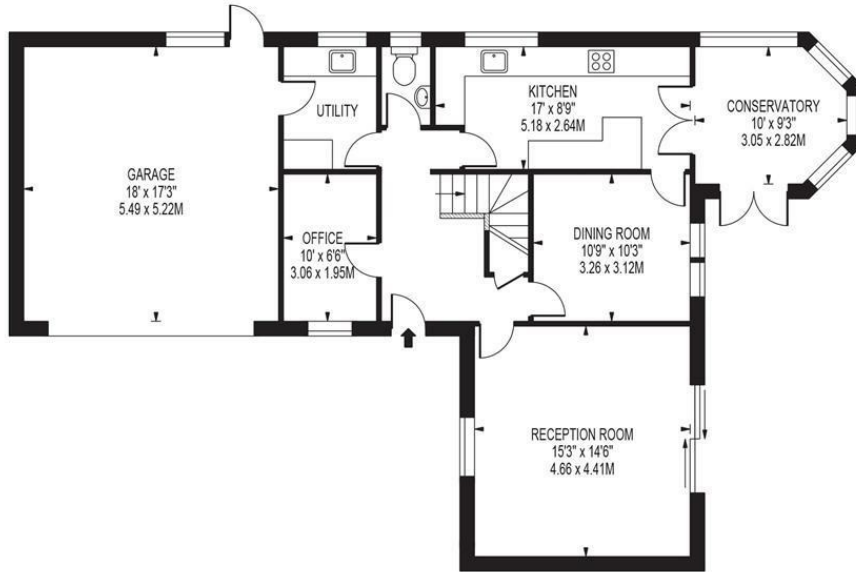
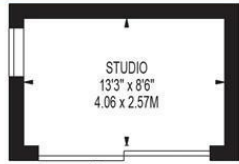
In the heart of the village lies the picturesque Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations (zone 6) offer easy access to London with Waterloo and Victoria taking approximately 40 minutes.

Tenure - Freehold
Council Tax Band - G

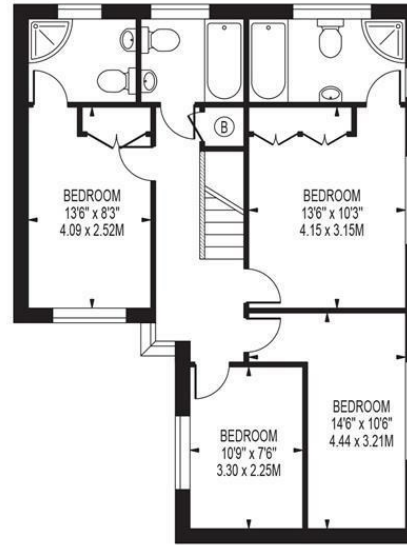




The **PERSONAL** Agent



GROUND FLOOR



FIRST FLOOR

Cullerne Close

Total Area: 1949 SQ FT • 181.09 SQ M
(Including Garage and Studio)
Garage Area : 336 SQ FT • 31.18 SQ M
Studio area:112SQ FT •10.43SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		72	83

Disclaimer: 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 of 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.

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333699

LETTINGS & MANAGEMENT
163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The **PERSONAL** Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

