



The Kingsway, Ewell Village

The **PERSONAL** Agent

Guide Price £1,300,000

Freehold

- Set within the heart of Ewell Village
- Attractive detached family home
- Enjoying 2373 Sq Ft of accommodation
- Four bedrooms & three bathrooms
- Two well proportioned reception rooms
- Stunning 26ft x 21ft kitchen/dining room
- Utility room & two guest cloakrooms
- Westerly 68ft garden with detached office
- Large carriage driveway with ample parking
- Close to Station, Shops & Schools

Located within the very heart of the sought after Ewell Village, and enjoying a bold corner plot, this attractive detached family home has been cleverly re-imagined and extended over the years by our clients, who have loved spending the last 30 years here.

The property itself has been designed and finished to such a standard that you could move in with no need to do any work to it, as well as enjoying an incredibly well balanced layout with 2373 Sq. Ft of space.

It's a home that is perfect for a growing family who are looking for guaranteed school placement at one of the many Ofsted Outstanding Schools nearby, but it may also suit a professional couple due to the close proximity of the station and the incredible entertaining spaces that this home provides.

The property also enjoys a deceptively spacious feel throughout and is just a short walk from the village centre and Ewell West railway station which is approximately 0.4 miles away.

From the beautiful light and welcoming central entrance hall, the wonderful feel of this property is immediate and instantly sets the tone of things to come. The impressive 26ft x 21ft kitchen/dining/family area is the first room



you come to and it's an absolutely stunning space which caters for day to day family life in every way you could wish for.

There is a beautiful and well designed fitted kitchen with noteworthy points including high quality appliances, and a central island with granite worktops to name but a few. The kitchen seamlessly links to defined dining and sitting areas, alongside the a full set of bifold doors that open directly to the terrace.

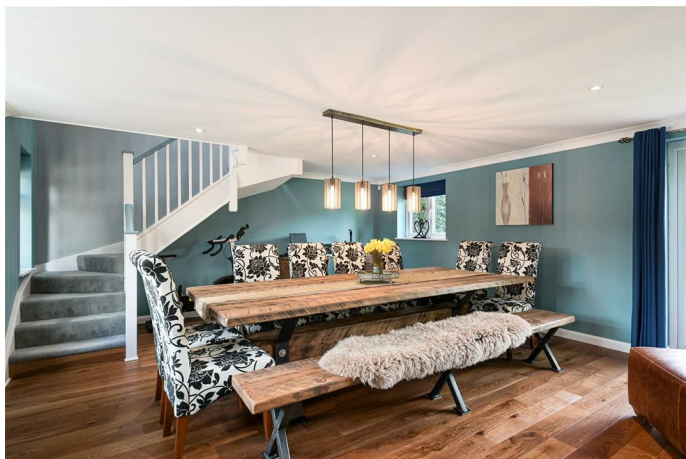
The double aspect living room enjoys a cosy and relaxing feel to it, whilst the formal dining room provides yet another great entertaining space which could also be a brilliant play room or family space. From a practical sense there is a door from the kitchen to a practical utility room, and of course there is a downstairs cloakroom and further downstairs shower room which completes the ground floor.

Across the first floor are four exceptionally well proportioned bedrooms laid out over two separate areas of the home to increase privacy. There is a modern ensuite shower room and a tasteful modern family bathroom with further separate W.C, not to forget that there is carriage driveway, 68ft Westerly facing rear garden that enjoys a high level of privacy and a detached outbuilding that would make a brilliant work from home office or home gym.

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. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres and exhibitions.

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 under 40 minutes.

Tenure - Freehold
Council Tax Band - F



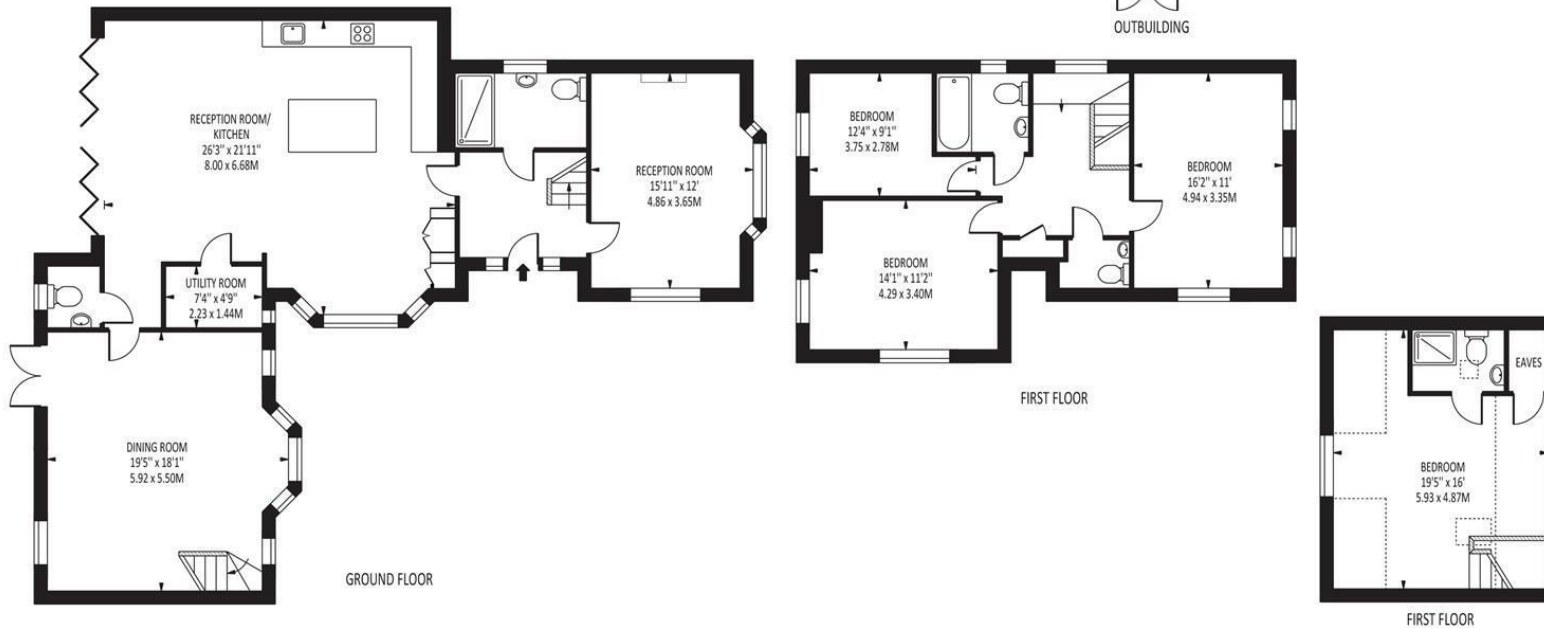


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Total Area: 2373 SQ FT • 220.45 SQ M
(Including Eaves Storage, Restricted Height Area & Outbuilding)
Eaves Storage & Restricted Height Area : 148 SQ FT • 13.71 SQ M
Outbuilding Area : 192 SQ FT • 17.88 SQ M



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.

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		
	66	78
EU Directive 2002/91/EC		
England & Wales		

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 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

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

The
PERSONAL
Agent

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



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