



Ewell Downs Road, Epsom,  
Offers In Excess Of £1,200,000 - Freehold



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**WILLIAMS  
HARLOW**























Williams Harlow Cheam – A most handsome detached house found within a gloriously secluded gated private road. Requiring complete renovation, this is a once in a generation opportunity to buy your forever home. Chain free.

### The Property

Having suffered a historic water leak the property requires a full overhaul internally and spot work externally. However the benefits are clear and for those with vision this house is an exciting prospect and the start of a new chapter. Double fronted with a central vestibule entrance, the house is wide and dramatic. Spacious receptions adorn either side of the entrance hall, the kitchen behind and overlook the garden. The first floor comprises of four bedrooms and two bathrooms. Garages in various states of repair to either side and a lean-to utility area accessed from the side and kitchen. The house retains original features such as the parquet floor and the very beautiful turning staircase.

### Outdoor Space

A private carriage driveway, garages to either side of the property and an overgrown private rear garden which can be easily cut back to reveal what's beneath. Measurements include 81 ft x 61 ft rear garden and 61 ft front width.

### The Local Area

Located between Ewell Village and Epsom Downs, the vicinity has excellent local scenery and amenities on hand. Schools are superb and transport varied. Epsom town centre acts as major shopping hub and will service most of your needs. The immediate road and surrounding roads are attractive and have similarly handsome houses.

### Why You Should View

Short term work for long term benefit, a handsome house in a sought after road.

### Features

Four Bedrooms - Detached - Work Required - Gated Road - Garages - No Onward Chain - Carriage Driveway - Two Reception Rooms

### Benefits

Close to Wallace Fields - Close To Epsom College - Close to Glynn - Within Rosebery Catchment - Close to Epsom Downs - Close to Ewell Village - Close To Epsom Town Centre

### Local Schools

Ewell Castle – Mixed – Fee paying – 3 – 18  
Glynn – Boys – State – 11 – 18  
Nonsuch - Girls - Grammar - 11 – 19  
Wallace Fields Infant School and Nursery – Mixed - State  
School Ofsted: Outstanding, 2-7 years old  
Epsom College Independent School – Mixed - 11-19 years old  
Wallace Fields Junior School – Mixed - 7-11 years old State  
School Ofsted: Good  
Little Downsend Epsom – Mixed - 2-7 years old Independent  
School 0.5 miles

### Local Transport

Epsom Downs Station 0.6 miles Victoria – Southern  
Ewell East Station – 1 mile Victoria and London Bridge–  
Southern Service  
Ewell West Station – 1.1 mile Waterloo and Guildford – South  
Western Service – Circa 33 mins to Waterloo.  
Local Bus Routes:  
406 – Epsom to Kingston  
293 – Epsom to Morden  
470 Epsom to Colliers Wood  
467 Epsom to Chessington  
E16 Epsom to Worcester Park

### EPC AND Council Tax

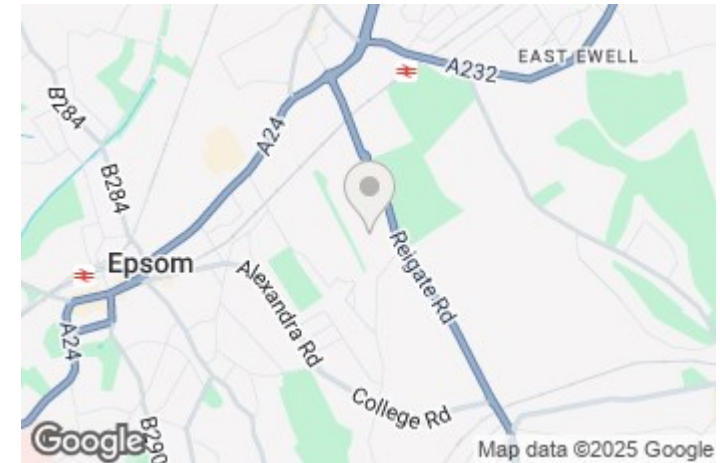
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### Why Williams Harlow

From our prominent Cheam Village office we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

N.B.

Enquires should be made with your lender as to minimum lending requirements before offering. The property doesn't current have a working boiler and the water and electrics are turned off at the point of their entry.





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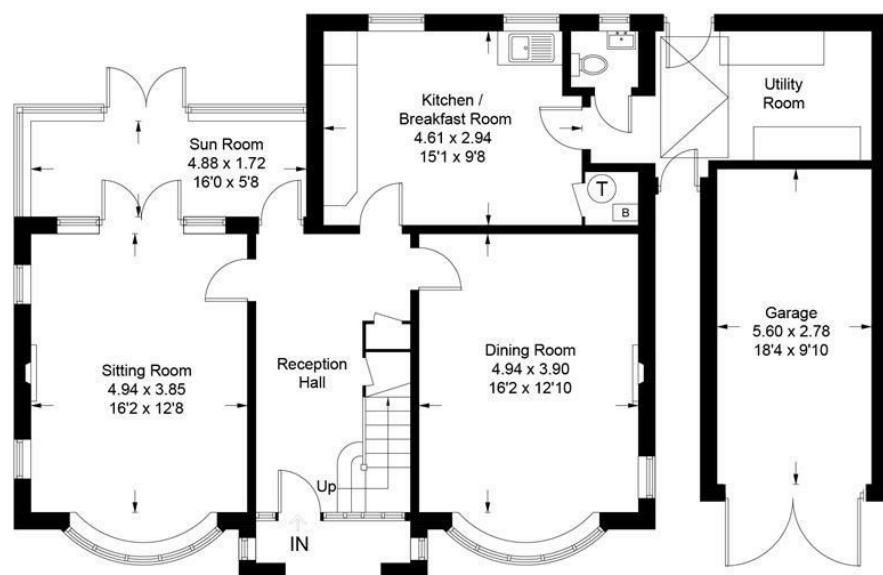
www.williamsharlow.co.uk

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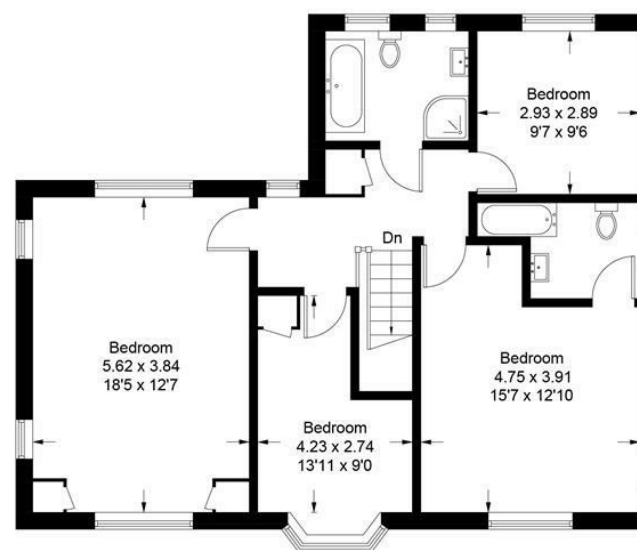
Approximate Gross Internal Area = 173.8 sq m / 1871 sq ft

Garage = 15.8 sq m / 170 sq ft

Total = 189.6 sq m / 2041 sq ft



Ground Floor



First Floor

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

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1204725)

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