

SILVERMAN
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24 High Street Epsom, KT17 1SJ

Price Guide £750,000

Silverman Black is delighted to offer this unique, architect designed three bedroom, three bathroom home to the market. Located right in the heart of Ewell Village, Campbell House forms part of the newly refurbished Bluebird House development - a stunning collection of 11 luxury apartments, a two bedroom mews-style house and two substantial three bedroom semi detached houses, which are tucked away in a private location to the rear of the site. The property affords generously proportioned and flexible accommodation which comprises a large, welcoming entrance hall, a bright and spacious open plan living room which features a luxury, fully integrated kitchen with Quartz worktops and AEG appliances, two double bedrooms and two bathrooms (one ensuite) on the ground floor and a further bedroom with private ensuite bathroom on the first floor with doors leading out onto a private roof terrace! Externally, Campbell House also has a pleasant, private garden and an allocated parking space with EV charging provisions, which is approached via a secure gated compound. Overall - a chic & stylish individual home for someone looking for something elegant but unusual!

For those who don't know Ewell, the village is a leafy North Surrey hamlet, located 12 miles south of Central London, just 2 miles north east of Epsom town centre and 3 miles from the famous Epsom Race Course. Positioned immediately outside the boundary of Greater London, the village has two British Rail stations - giving access to London Bridge and London Victoria within about 40 minutes. Junction 8 of the M25 is about 15 minutes drive away - with both Gatwick and Heathrow approximately 15 miles distant. Well stocked with a variety of exceptional educational facilities, including Ewell Castle school which is about 100 yards away, this property will appeal to downsizers, commuters and families alike.

Book your viewing today



- A stylish & elegant three bedroom, three bathroom semi detached architect-designed house located on a private gated development in the heart of Ewell Village
- Featuring a completely reconfigured and newly refurbished luxury interior affording space and flexibility over two levels
- The ground floor features a large, bright living room with a high quality, fully integrated kitchen; two double bedrooms and two bathrooms
- The first floor comprises a sizable double bedroom, ensuite bathroom/dressing room and affords access to a private roof terrace
- Externally, the property features a good size private garden and allocated parking with EV charging provisions
- Other benefits include full central heating and double glazing, a 10 year building warranty and a video entryphone security system
- Freehold; EPC & Council tax ratings - yet to be assessed
- Located in the heart of Ewell Village - close to Bourne Hall & all of the shopping & dining facilities. Two BR stations are with 15 minutes walk offering easy access to London Victoria & London Bridge stations
- Less than 3 miles from Epsom town centre & the world famous race course
- Viewing, highly recommended.

