



The Orchard, Meadow Walk, Ewell Village

The **PERSONAL** Agent



# Guide Price £780,000

## Freehold

- Contemporary Style Bungalow Accessed Via A Privately Owned Access Road
- installed With 21 Photovoltaic Solar Panels.
- Spacious Entrance Hall and Utility Room
- Lounge/TV Room With Feature Fireplace
- 33'10 x 13'9 Rear Kitchen Extension
- Master Bedroom With Ensuite
- Two further Double Bedrooms
- Level and Secluded Landscaped Front and Rear Gardens
- Detached Garages With Off Street Parking
- Secluded Position Close To Ewell Village

Situated at the end of a private access road and occupying a tucked away corner position, this unique contemporary style detached bungalow offers spacious and well appointed accommodation throughout and benefits from two detached garages and a cabin/home office.

This stunning and versatile home is perfect for those who value privacy and seclusion and this detached bungalow has been modernised to a high standard with spacious living accommodation that offers further potential for a large loft conversion (subject to planning)

You enter the home via an impressive entrance hall with access to all rooms and a useful utility room and there is a spacious living room which is centred around a contemporary style feature fireplace and a recess for the TV. From here there are wooden bifold doors which lead to what is definitely the heart of this home, the kitchen which is fully fitted in a range of floor and wall mounted units. There is plenty of space for relaxing with the family and entertaining friends with patio doors that lead out to a large sun terrace and the rear garden.



There are three generously sized double bedrooms with an ensuite to the master bedroom, all with double glazed windows and conveniently located close to a generously sized bathroom suite.

The property benefits from level landscaped front and rear gardens laid mainly to lawn with with a large paved sun terrace and a raised swimming pool with a pool house and detached summer house. To the front is a detached cabin/garden room which can be used as work from home office and a den for the kids or grandkids to play and relax.

To the front are two single detached garages which are located opposite each other, both of which provide off road parking.

The private road is owned by No 4 and the Freehold can be included in the sale, subject to the agreeing the final sales price.

4 The Orchard is located at the end of a small cul-de sac which is strategically nestled between the charming Ewell village and the bustling Stoneleigh Broadway, ensuring convenient access to

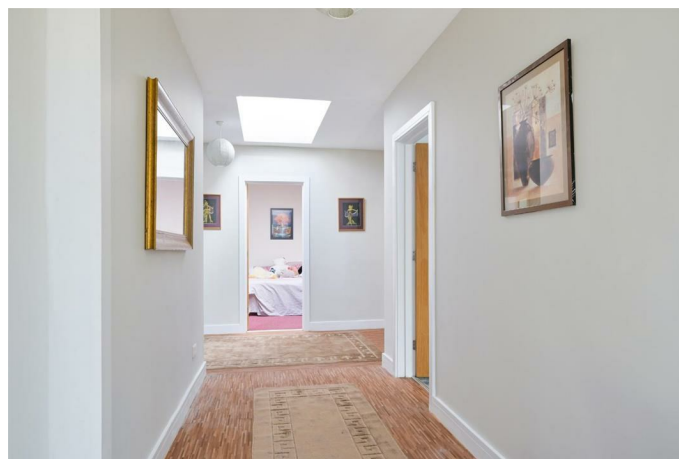
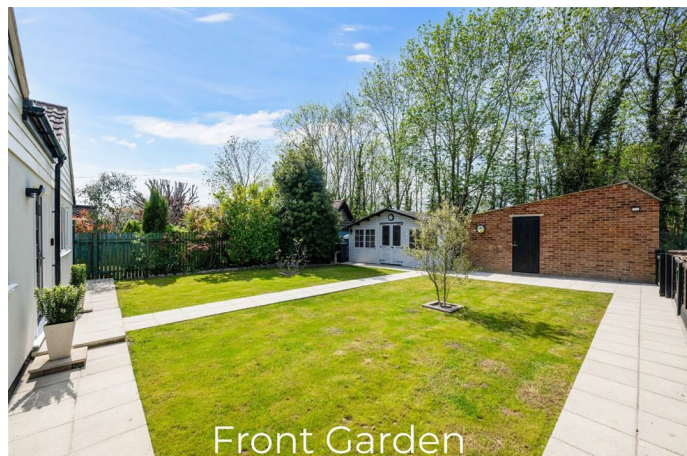
an array of shops, amenities, excellent commuting facilities and a plethora of highly regarded schools.

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 40 minutes.

Tenure - Freehold  
Council tax band - E











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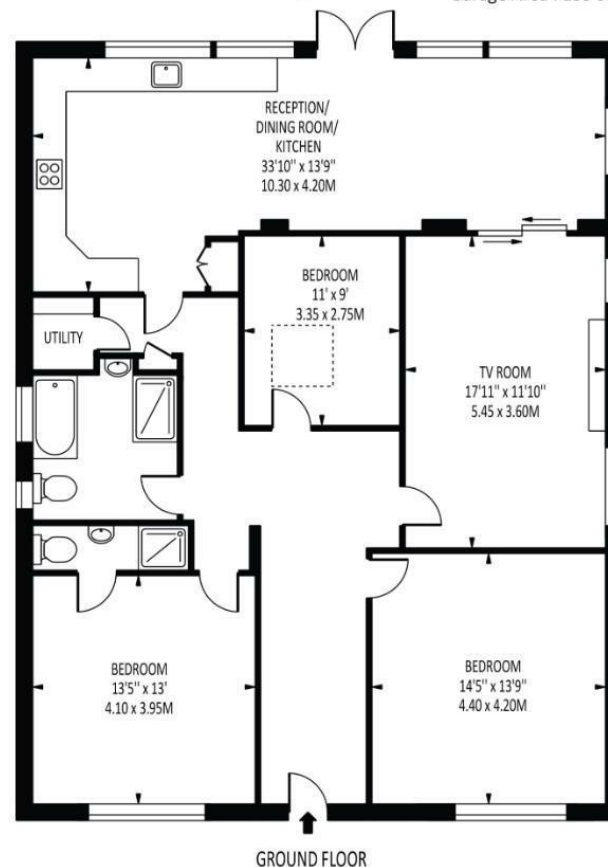
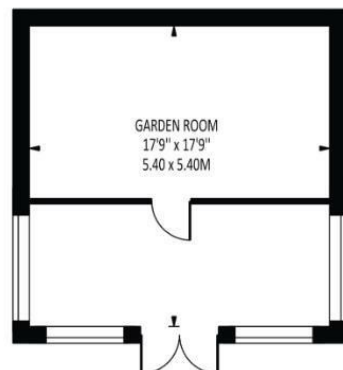
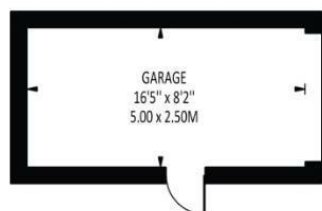
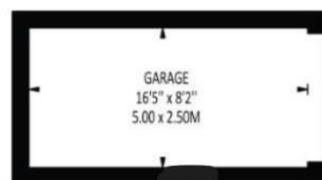
## The Orchard

Total Area: 1934 SQ FT • 179.68 SQ M

(Including Garden Room & Garage)

Garden Room Area : 314 SQ FT • 29.16 SQ M

Garage Area : 135 SQ FT • 12.50 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) <b>A</b>                          |           | <b>99</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            | <b>79</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 |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

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**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.



