



**GREENFIELD**  
EST. 1985



**69 The Green, Ewell Downs, Epsom, Surrey – KT17 3JX**

- Stunning "Harwood" built detached
- Unique front facade architecture
- Ewell's most prestigious address
- Gated private estate overlooking a beautiful central green
- Driveway parking and attached garaging
- Breathtaking landscaped Westerly facing rear garden with expansive sun terrace
- 3 main reception rooms plus home office and breakfast room
- Principal bedroom suite with private bathroom
- Beautifully presented & maintained

Nestled within Ewell's most prestigious and highly prized address, this stunning 1930s "Harwood" built detached residence presents an exceptional opportunity to acquire a home of rare distinction and grandeur. Set behind secure gates on a private estate overlooking a picturesque central green, the property immediately impresses with its unique front facade architecture (a hallmark of the period and the builder's celebrated craftsmanship). The elegant entrance hall sets the tone for the beautifully presented and meticulously maintained interiors found throughout the home. Three principal reception rooms offer refined spaces for formal entertaining and relaxed family gatherings, each enhanced by generous proportions, graceful period detailing, and an abundance of natural light. A dedicated home office provides the ideal environment for remote working, while a separate breakfast room creates a welcoming setting for casual dining. The heart of the home is a thoughtfully designed kitchen, seamlessly blending classic style with contemporary functionality, and offering ample storage and workspace for culinary pursuits.

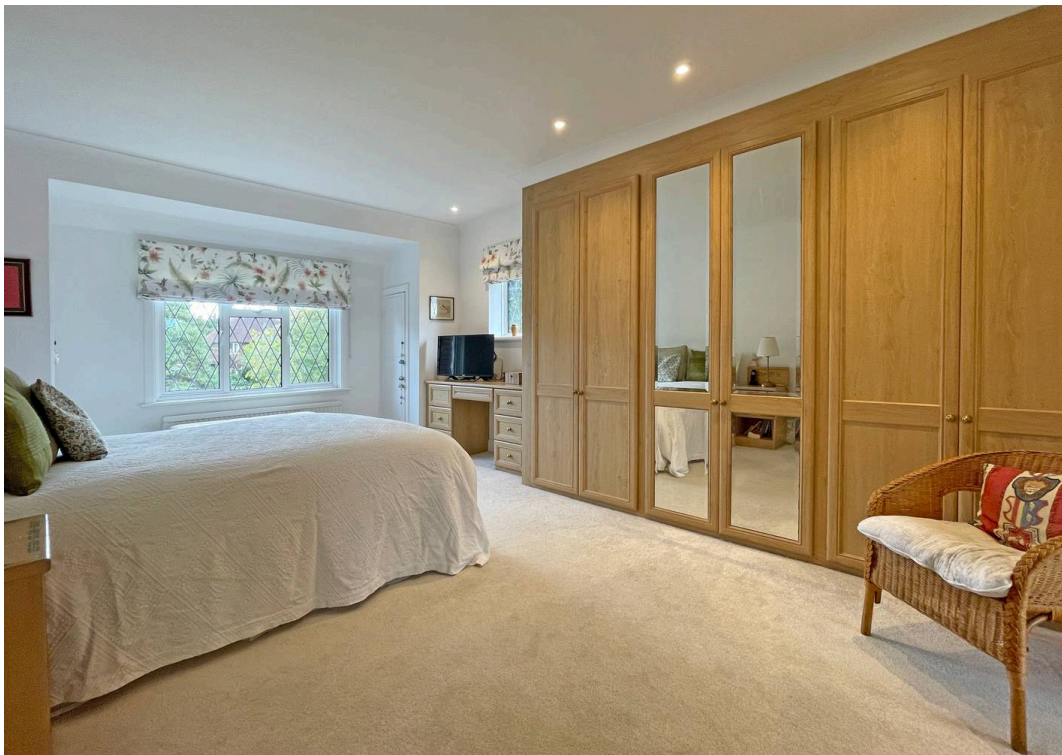




Upstairs, five well-appointed bedrooms provide luxurious accommodation for family and guests, including a sumptuous principal suite complete with a private bathroom, extensive fitted wardrobes, and serene views. The remaining bedrooms are all served by stylish family shower-room, ensuring comfort and privacy for all. Further highlights include a breathtaking westerly facing rear park-like garden with large patio & sun terrace and expansive formal lawns bordered by mature beds, shrubs & hedging, a substantial driveway with ample parking, an attached garage for secure storage, and high-quality fixtures and finishes throughout. This remarkable home combines timeless elegance with modern convenience, offering an unrivalled lifestyle in one of Surrey's most sought-after locations. Early viewing is highly recommended to appreciate the unique charm and superb quality of this outstanding property. Council Tax band: G

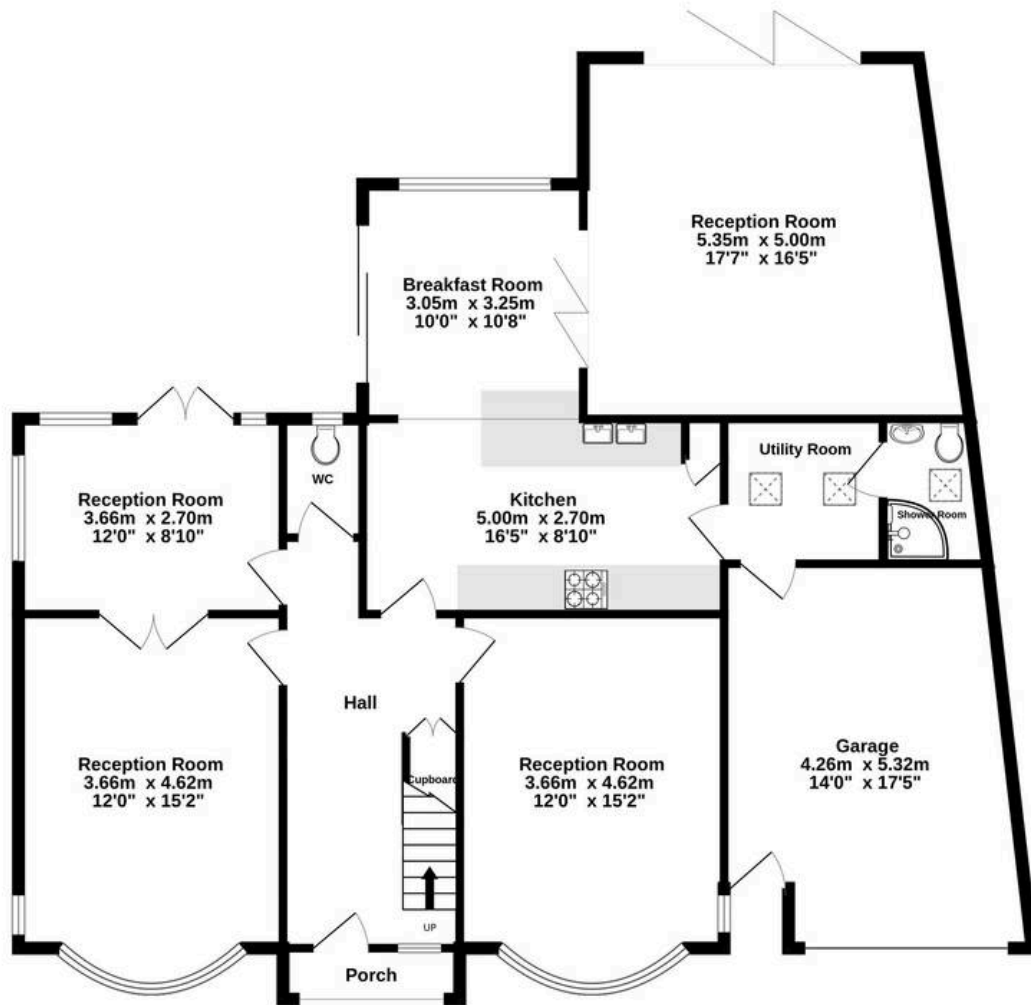
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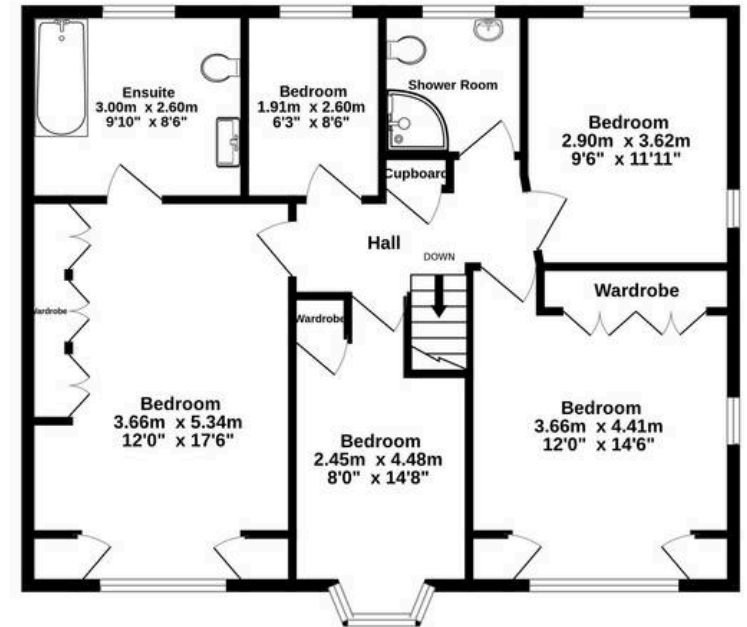




Ground Floor  
140.0 sq.m. (1507 sq.ft.) approx.



1st Floor  
78.1 sq.m. (841 sq.ft.) approx.



TOTAL FLOOR AREA : 218.1 sq.m. (2348 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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