



Oakland Way, Ewell Court

The **PERSONAL** Agent

# Guide Price £700,000

## Freehold

- Beautifully presented four bedroom family home
- Backing directly onto Hogsmill Local Nature Reserve and adjoining green space
- Just moments from the park entrance, playground and extensive sports facilities
- Over 1,830 sq. ft. of accommodation
- Four generous bedrooms and two bathrooms
- Spacious sitting room opening into a bright conservatory
- Impressive principal bedroom suite with en suite and parkland views
- Detached 19ft home office, ideal for remote working
- Excellent potential to extend the kitchen (STPP)
- Offered to the market chain free

The Personal Agent are delighted to welcome to the market this beautifully presented and spacious four bedroom family home, offering over 1,830 sq. ft. of accommodation and backing directly onto the Hogsmill Local Nature Reserve. Set in the highly sought after Ewell Court area, the property combines generous family living across three floors with a substantial detached home office, Victorian style greenhouse and a private rear garden adjoining extensive open green space.

A standout feature of the property is its exceptional position beside Ewell Court's extensive parkland and the Hogsmill green corridor. A pedestrian entrance to the park is just steps away from the house, placing beautiful open green space and an exceptional range of recreational facilities virtually on the doorstep. The park offers tennis and basketball courts, football pitches, athletics facilities, extensive playing fields and a large children's playground. The parkland connects with the Hogsmill Local Nature Reserve, where the River Hogsmill meanders through open grassy areas and woodland, providing picturesque riverside walks and a rich natural environment.

The property itself offers generous and flexible living accommodation arranged over three floors. The ground floor begins with an elegant bay fronted dining room, providing an attractive setting for family dining and entertaining. To the rear, a spacious sitting room creates a warm and inviting family space, flowing seamlessly into a bright conservatory overlooking the garden.

The first floor comprises three well proportioned bedrooms, all benefiting from excellent natural light, together with the family bathroom.

Occupying the entire second floor is an impressive principal bedroom suite measuring approximately 18ft x 13ft. This spacious and private retreat benefits from its own en suite shower room, ample space for wardrobes and additional furniture, and elevated views towards the



adjoining parkland and green space.

The fitted kitchen offers an excellent range of storage and worktop space and is conveniently positioned alongside the main living areas. A ground floor cloakroom completes the accommodation on this level. The property also offers excellent potential for further enhancement, with the local authority having previously confirmed that prior approval was not required for a proposed 4 metre rear extension to replace the existing 3 metre conservatory, offering scope to create a larger kitchen and additional family living space, subject to the relevant consents and regulations.

Another standout feature is the substantial detached 19ft home office, providing the perfect environment for those working from home, running a business, or seeking a separate studio, gym or hobbies room. The property also benefits from a separate greenhouse, ideal for keen gardeners.

Externally, the property enjoys a private rear garden that perfectly complements the internal accommodation and offers an excellent space for entertaining, family enjoyment and outdoor dining.

Ewell Court remains one of the area's most sought after family locations, with well regarded local schools, a strong sense of community and convenient access to Ewell Village, Epsom Town Centre and a wide range of local amenities and transport links.

Combining over 1,830 sq. ft. of accommodation, four generous bedrooms, a substantial detached home office and an exceptional position moments from extensive parkland, sports facilities and

the Hogsmill Local Nature Reserve, this is a superb family home offering a rare balance of space, convenience and outdoor lifestyle.

Tenure- Freehold  
Council tax band- E

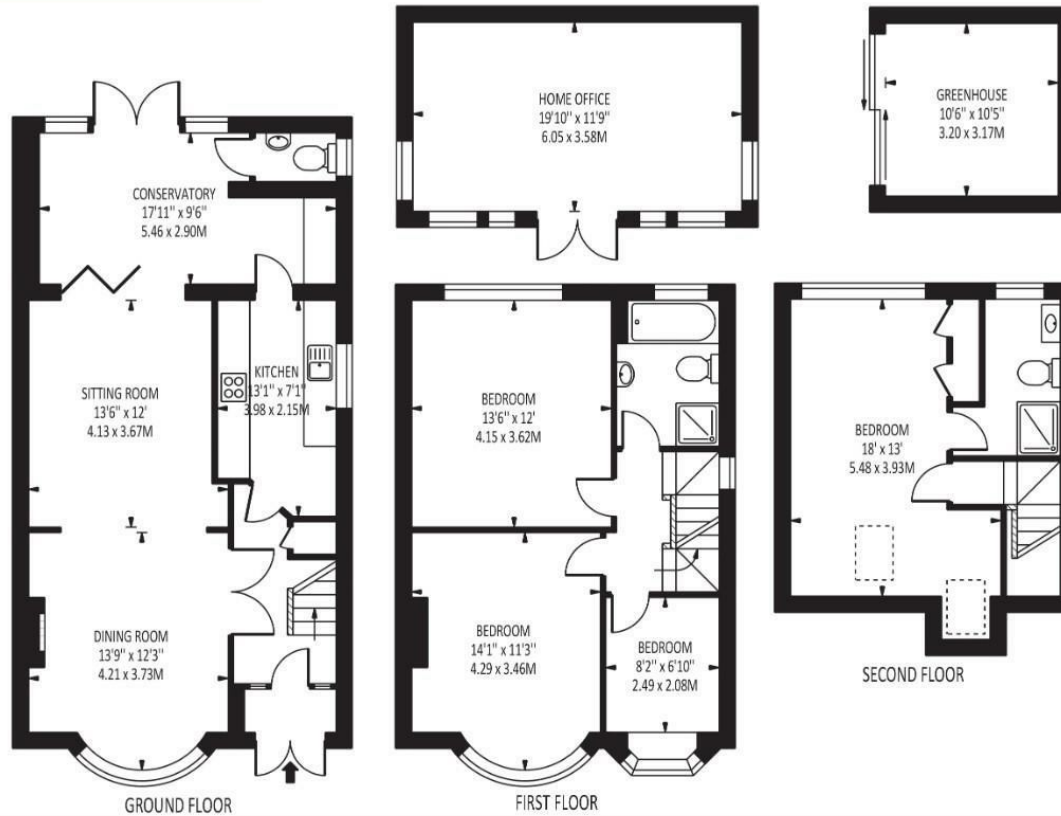






## Oakland Way, Ewell Court

Total Area: 1837 SQ FT • 170.65 SQ M  
(Including Greenhouse & Home Office)  
Greenhouse Area : 109 SQ FT • 10.14 SQ M  
Home Office Area : 233 SQ FT • 21.66 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>                          |                         |           |
| (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 |                         |           |
|                                             | 70                      | 80        |
| England & Wales                             |                         |           |
|                                             | EU Directive 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.

