



24 High Street, Ewell Village

The **PERSONAL** Agent

Offers In Excess Of £700,000 Freehold

- Prime Ewell Village location
- Exclusive gated development
- 25ft open plan living space
- Floor to ceiling glazing to front of living space
- Private front patio area and roof terrace
- Three double bedrooms
- Principal suite with ensuite
- Open study / workspace
- EV parking space included
- 10 year building guarantee

Set within the heart of Ewell Village, Bluebird House is an exceptional collection of just fourteen thoughtfully designed homes, forming an exclusive and private community in a highly sought after central location. Blending contemporary architecture with a rich sense of history, this distinctive development occupies the former site of J. Jameson Engineering, renowned for crafting components for Bluebird, the legendary car driven by Malcolm Campbell during his world record breaking runs.

Arranged across a series of individual buildings and centred around a beautifully designed private courtyard, each home at Bluebird House has been carefully conceived to offer its own unique character and layout. The collection includes a range of spacious one bedroom apartments, an elegant two bedroom mews house, and two striking three bedroom residences, ensuring broad appeal while maintaining a strong sense of individuality throughout.

Finished to an exceptional standard, every property has been crafted using high quality materials and refined specifications, delivering a level of luxury and attention to detail that sets this development apart. Bluebird House offers a rare opportunity to enjoy modern living within a setting that celebrates both heritage and design, all just moments from the amenities and charm of village life.

Stepping inside, you are welcomed by a generous entrance hallway that immediately sets the tone for the space and light that defines this home. To your left, an impressive 25ft open plan living, dining and kitchen area forms the heart of the property, perfectly designed for both everyday living and entertaining.

Floor to ceiling glazing spans one end, flooding the room with natural light, while at the opposite



end a striking, fully equipped kitchen features a range style design, integrated appliances and sleek quartz worktops, combining practicality with contemporary style. A door opens directly onto a patio at the front, creating an easy flow between indoor and outdoor living. The ground floor is thoughtfully completed by a convenient WC and a separate utility cupboard.

Upstairs, a staircase with sleek glass windows lead to a bright and versatile open study area, ideal for home working or a quiet reading space. The first floor hosts three well proportioned double bedrooms, each offering comfort and flexibility. The principal suite provides a luxurious retreat, complete with built in storage, a stylish en suite bathroom and direct access to a private roof terrace, perfect for relaxing or entertaining. The remaining bedrooms are served by a contemporary family bathroom, finished to a high standard.

Extending to approximately 1,432 sq ft, this home also benefits from a private parking space to the front, complete with EV charging. With its high specification finish, thoughtfully designed layout and a full 10-year building guarantee, this is a home perfectly suited to modern living with a focus on comfort, convenience and lifestyle.

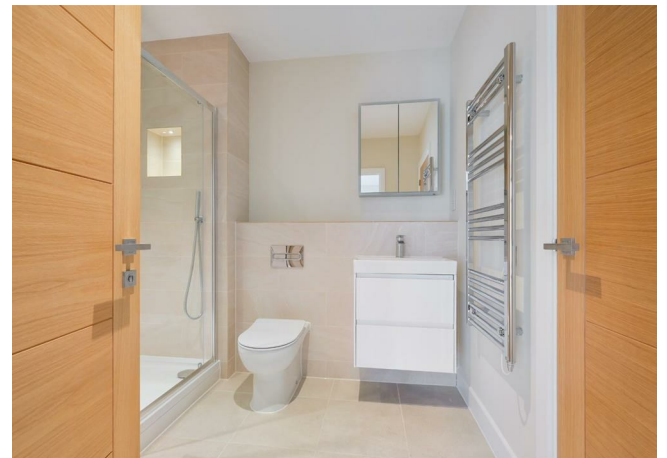
The highly desirable Ewell Village has a rich background dating back to the Bronze age and at the end of the middle ages King Henry VIII established Nonsuch Palace (now Nonsuch Park) in 1538. The High Street offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean 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

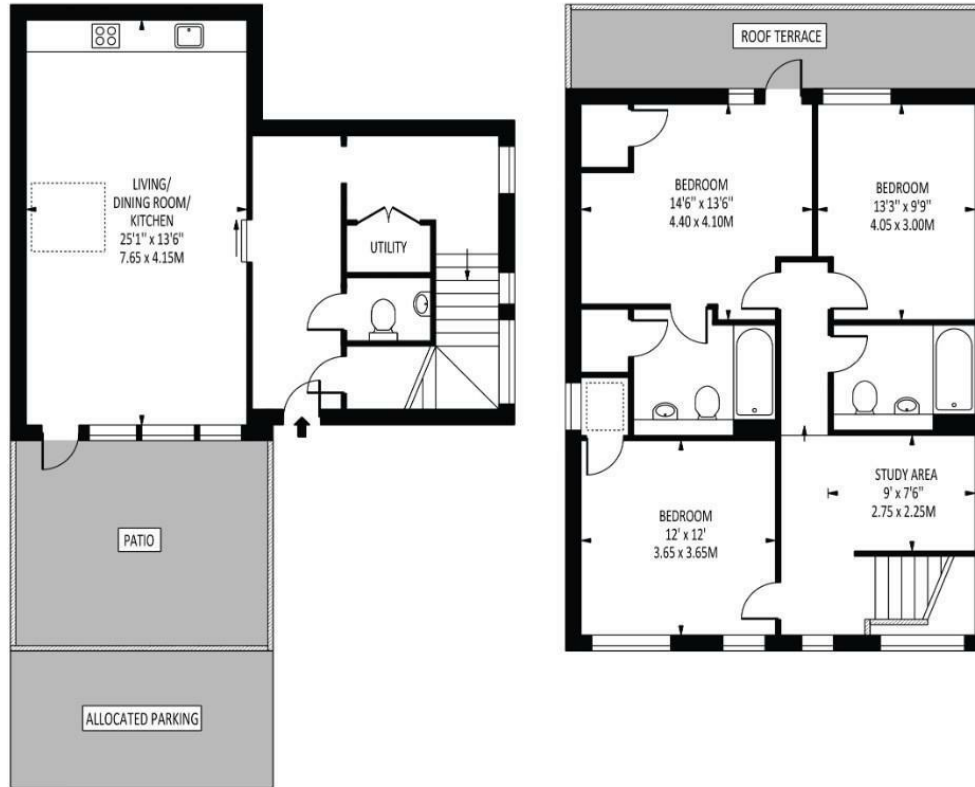
6) offer easy access to London with Waterloo and Victoria taking approximately 40 minutes.

Tenure - Freehold
Annual service charge amount (£) - £500.00
Council tax band - TBC

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







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

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