



Ewell Downs Road, Ewell, Epsom – KT17 3BU

Private gated community – Swimming Pool & Clubhouse – Immaculate condition

- Extended 5 bed "Harwood" built detached property with swimming pool
- Situated on the highly prized Ewell Downs Road private gated community
- Unusually wide third of an acre plot with large frontage
- 5 generous sized bedroom with principal suite with en-suite & dressing room
- Two large reception rooms plus large open plan luxury kitchen + diner
- Beautifully secluded garden plot with formal lawn and mature bordering
- Swimming pool with changing room
- Detached clubhouse with bar providing excellent party & entertaining space
- Double garage to side with garden room and laundry/utility
- Full carriage driveway with extensive parking and feature brick kneewalls

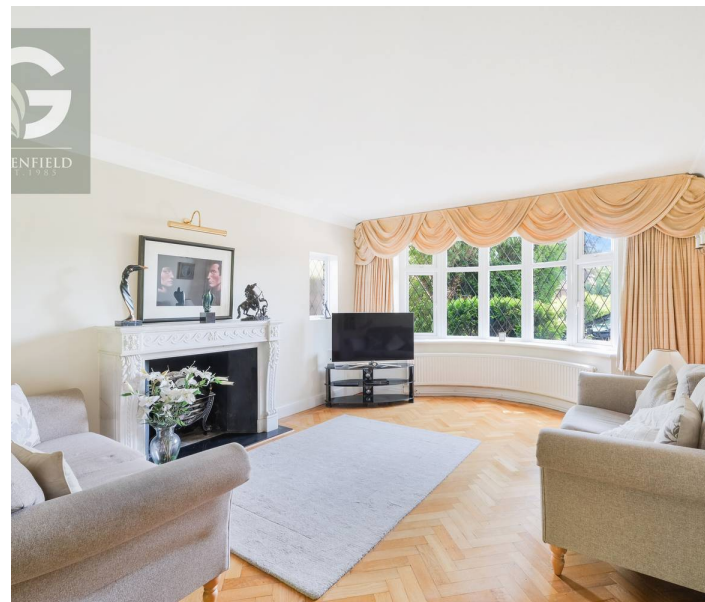
Set within the exclusive and highly sought-after Ewell Downs Road private gated community, this well extended exceptional five-bedroom detached "Harwood" residence presents an outstanding opportunity to acquire a truly unique family home of remarkable scale and sophistication. Occupying an unusually wide third of an acre plot with an impressive frontage, the property is defined by its grand approach, featuring a full carriage driveway, extensive parking, and elegant brick knee-walls that create a sense of arrival.





The accommodation has been thoughtfully extended and re-imagined to offer a superb blend of formal and informal living spaces, including two substantial reception rooms, each designed for both relaxation and entertaining. The heart of the home is the expansive open-plan luxury kitchen and dining area, meticulously appointed and offering a generous space for family gatherings or hosting guests. Five well-proportioned bedrooms provide ample accommodation, with the principal suite offering a private sanctuary complete with a stylish en-suite bathroom and a fitted walk-in dressing room. The property's leisure credentials are second to none, with a beautifully secluded garden plot that is enhanced by generous sized swimming pool, complemented by a dedicated changing room for convenience. Further enhancing the lifestyle on offer is a detached clubhouse, thoughtfully designed with a bar and ample space for parties or entertaining, making it an ideal venue for celebrations or relaxed evenings with friends. Practicality is not overlooked, with a double garage to the side, a versatile garden room, and a dedicated laundry and utility area ensuring every-day life is effortlessly catered for. This is a rare opportunity to secure a home of such distinction in one of the area's most prestigious addresses, where privacy, luxury, and generous proportions combine to create a dream family home. Council Tax band: G

Tenure: Freehold





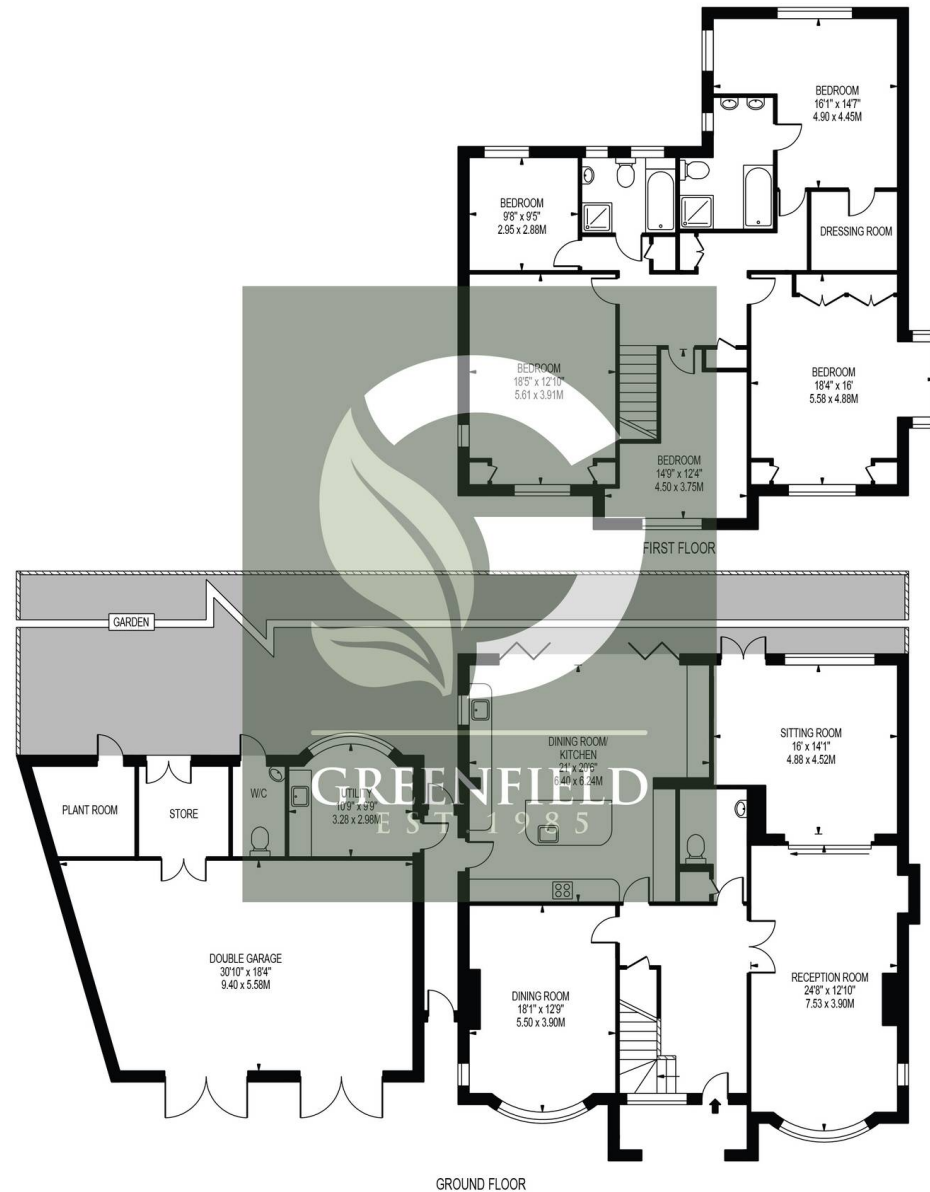


EWELL DOWNS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2331 SQ FT - 272.32 SQ M

(EXCLUDING DOUBLE GARAGE / STORE / PLANT ROOM & WC)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF DOUBLE GARAGE & STORE: 684 SQ FT - 64.24 SQ M



GROUND FLOOR
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 OR 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.



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