



1 The Granary, Ewell

The **PERSONAL** Agent

Guide Price £595,000

Freehold

- Prime Ewell Village location
- Exclusive gated development
- Approaching 1100 sq ft of space
- 27ft x 19ft open plan living/kitchen/dining space
- Utility/cloakroom
- Two double bedrooms
- Two en suites
- Ample storage
- Parking with EV Charger
- Freehold

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.



Tucked away in an attractive mews style setting, this beautifully designed home offers a perfect blend of style, comfort and practicality, complete with a private parking space and EV charging to the front.

Stepping through the front door, you are immediately welcomed into an impressive 27ft x 19ft open plan living, kitchen and dining space, an expansive and light filled area designed for modern living. The contemporary kitchen is fully equipped with integrated appliances and elegant quartz worktops, seamlessly connecting with generous dining and relaxation areas, making it ideal for both everyday life and entertaining. Cleverly designed storage is provided via a large under stairs cupboard, while a separate utility/cloakroom adds further convenience to the ground floor.

Upstairs, the sense of space continues with two well proportioned double bedrooms, each offering its own private en suite. The principal bedroom benefits from a sleek shower room, while the second bedroom is served by a stylish en suite bathroom, creating a perfect balance of comfort and privacy for residents and guests alike.

Extending to just under 1,100 sq ft, this thoughtfully laid out home also features a small courtyard to the front, enhancing its mews style charm. Finished to a high specification throughout and benefiting from a full 10 year building guarantee, this is a superb opportunity to enjoy contemporary living in a unique and well considered home.

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.



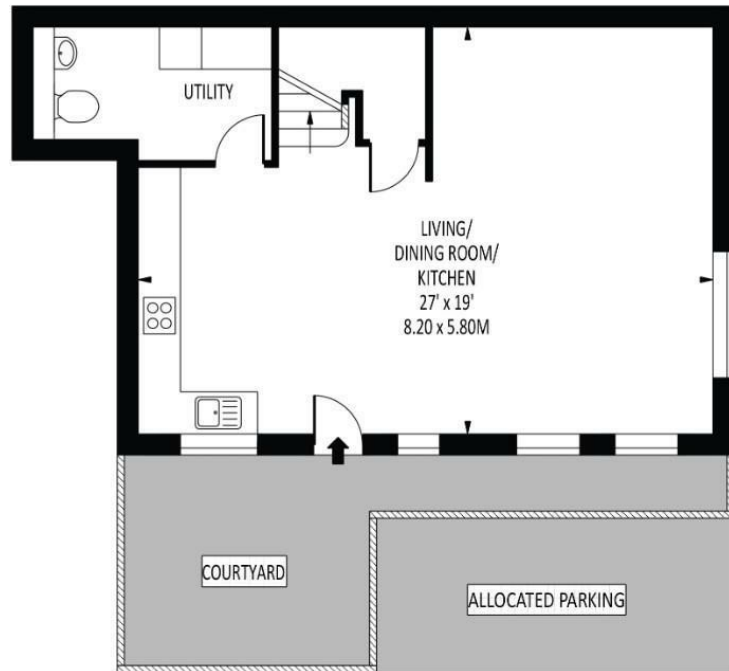


The **PERSONAL** Agent

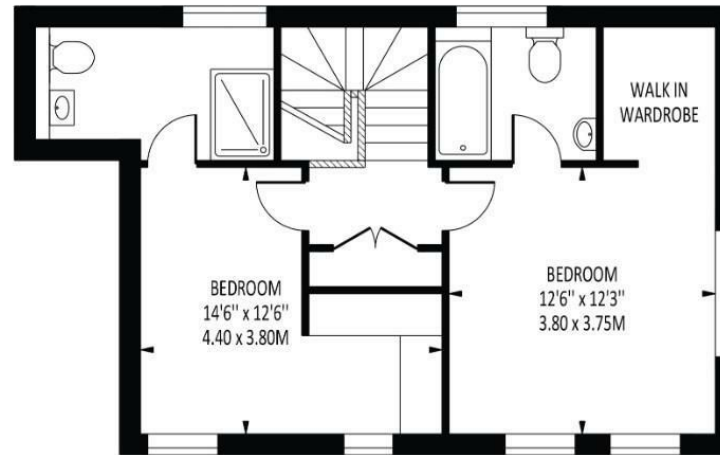
The Mews House,

The Granary

Total Area: 1076 SQ FT • 99.92 SQ M



GROUND FLOOR



FIRST FLOOR

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) 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

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

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.

