



Old House Close, Ewell Village

The **PERSONAL** Agent

# Offers In Excess Of £925,000 Freehold

- Prime cul-de-sac setting in heart of Village
- Spacious detached family home, no chain
- Impressive 0.33-acre southerly facing plot
- Short walk to Ewell East & West stations
- 21ft living room, dining room & conservatory
- Study or fifth bedroom with wet room
- Four double bedrooms, one with en-suite
- Double garage with conversion potential
- Scope to extend and modernise (STPP)
- Close to parks, schools, cafés and shops

Coming to market for the first time in 56 years, positioned in the very heart of Ewell Village, this detached family home enjoys a wonderful setting within a quiet and rarely available cul-de-sac. Occupying an impressive 0.33-acre plot, it features a generous southerly facing rear garden, double garage, and is offered to the market with no onward chain.

The property offers a spacious and welcoming feel throughout, combining a sense of comfort with endless potential. Conveniently located, it is just a short walk from the village centre, while both Ewell West and Ewell East railway stations are within 0.6 miles, providing regular services to London Victoria and Waterloo, making this an ideal home for commuters.

Although the house would benefit from some light cosmetic updating and modernisation, it represents a rare opportunity to personalise and enhance an already flexible home. With significant scope to extend (STPP), new owners can tailor the property to their lifestyle and create a truly bespoke family residence.

The inviting entrance hall immediately conveys the warmth and charm that runs throughout. The ground floor features a 21ft double-aspect living room that opens into a conservatory, flooding the space with natural light and offering delightful views of the garden. A separate dining room provides an



ideal setting for entertaining, while the study, currently used as a fifth bedroom, benefits from access to a ground-floor wet room, making it perfect for a guest suite, au pair, or elderly relative.

The well-proportioned kitchen connects to the garden and access to the 17ft attached garage, which many neighbouring properties have converted into further living accommodation or open-plan family spaces.

Upstairs, the sense of space continues with four generous double bedrooms, including one with an en-suite shower room, complemented by a family bathroom.

The garden truly steals the show, measuring approximately 111ft by 104ft, it enjoys a sunny southerly aspect and excellent privacy. There is ample room for outdoor entertaining, recreation, or the addition of outbuildings, such as a home office, garden studio, or gym. The plot even offers potential space for a tennis court or five-a-side pitch, highlighting the remarkable versatility this property provides.

Homes of this calibre, combining location, scale, and potential, are seldom available, especially within such a charming and well-connected setting.

Ewell Village itself boasts a rich heritage dating back to the Bronze Age, with

Nonsuch Park, once home to Henry VIII's palace, adding historical allure. The High Street offers an appealing selection of independent shops, cafés, restaurants, and pubs, while Bourne Hall serves as a community hub with its library, gymnasium, museum, and café, regularly hosting fairs and exhibitions. The Hogsmill River and nearby nature reserve offer picturesque walks and green spaces, and families will appreciate the range of excellent local schools.

Tenure: Freehold  
Council Tax Band: G

AGENTS NOTE: We are advised by the vendor that part of the garden to this property is on a separate title to the house and you may wish to advise your mortgage company or conveyancer when instructing them.





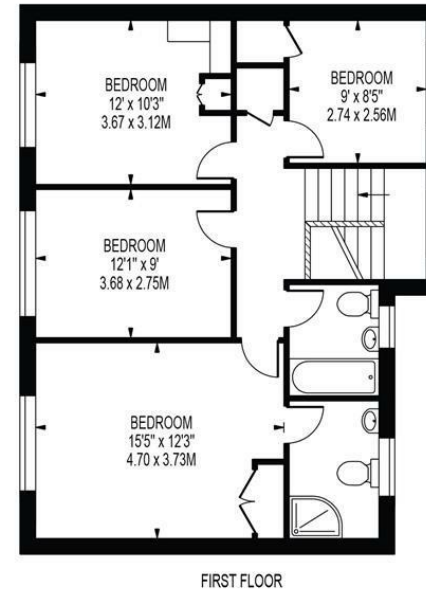
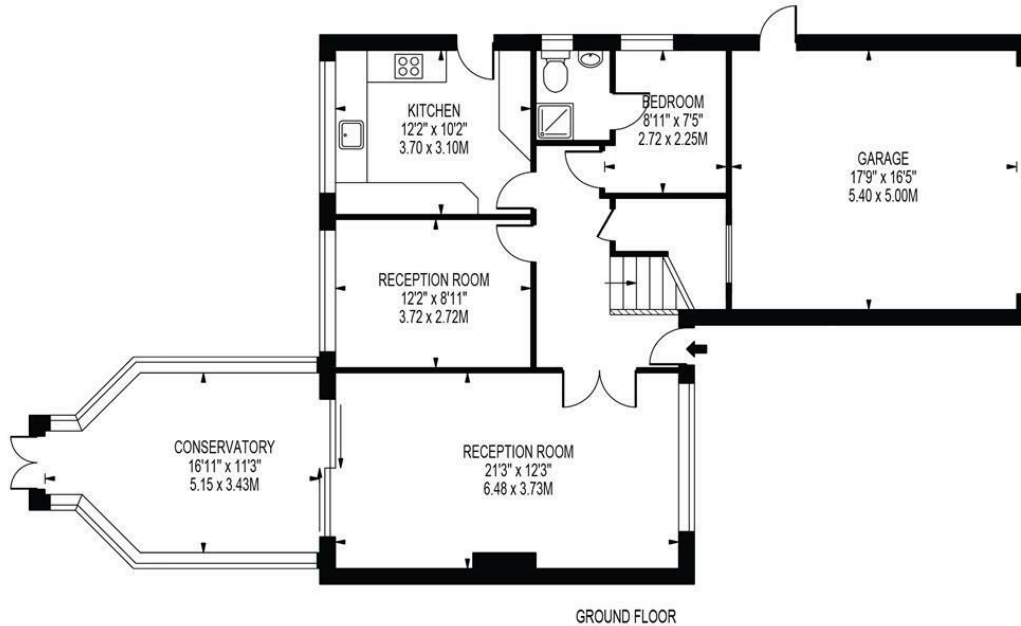
The **PERSONAL** Agent

## Old House Close

Total Area: 1929 SQ FT • 179.21 SQ M

(Including Garage)

Garage Area : 291 SQ FT • 27.0 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>                            | 72      | 77                      |
| (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 |         |                         |
| 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.

