



High Street, Ewell

The **PERSONAL** Agent

Guide Price £375,000

Leasehold - Share of Freehold

- Prime Ewell Village location
- Exclusive gated development
- One bedroom first floor apartment
- Approaching 600 sq ft of space
- 20ft x 16ft living/dining/kitchen
- Bonus raised office space
- Sleek and contemporary bathroom
- Share of 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.



Positioned on the first floor, this beautifully designed one bedroom apartment offers a perfect balance of style, comfort and practicality, ideal for modern living.

Upon entering, you are welcomed into a bright and well proportioned living space that flows seamlessly into the contemporary kitchen. Thoughtfully designed, the kitchen features integrated appliances and sleek quartz worktops, creating a clean and modern finish while maintaining a sociable, open plan layout. A utility cupboard provides valuable practicality, ensuring the space remains both functional and uncluttered.

There is a well proportioned double bedroom and the added bonus of a raised study area framed by glass balustrades which is perfect as a work from home station.

Completing the home is a stylish bathroom fitted with a sleek white suite, finished to a high standard with a contemporary feel. Combining smart design with elegant touches throughout, this apartment presents an excellent opportunity for first-time buyers, downsizers or investors alike.

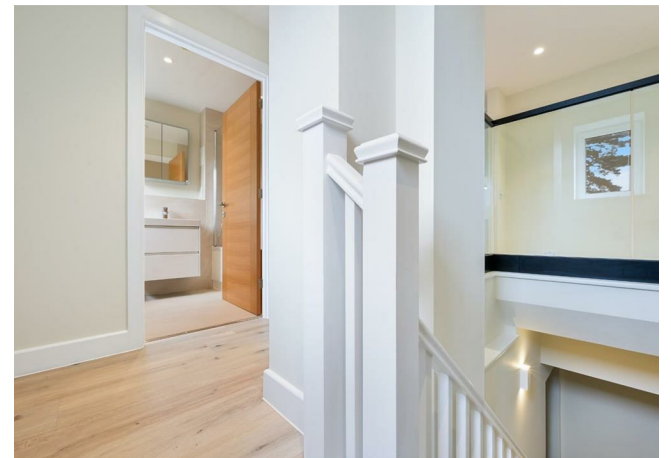
The highly desirable Ewell Village has a rich background dating back to the Bronze age and at the end of the middle ages King Henry VIII established Nonsuch Palace (now Nonsuch Park) in 1538. The High Street offers a

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 - Share of Freehold
Length of lease (years remaining) - 125 years
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - £1,000.00
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.

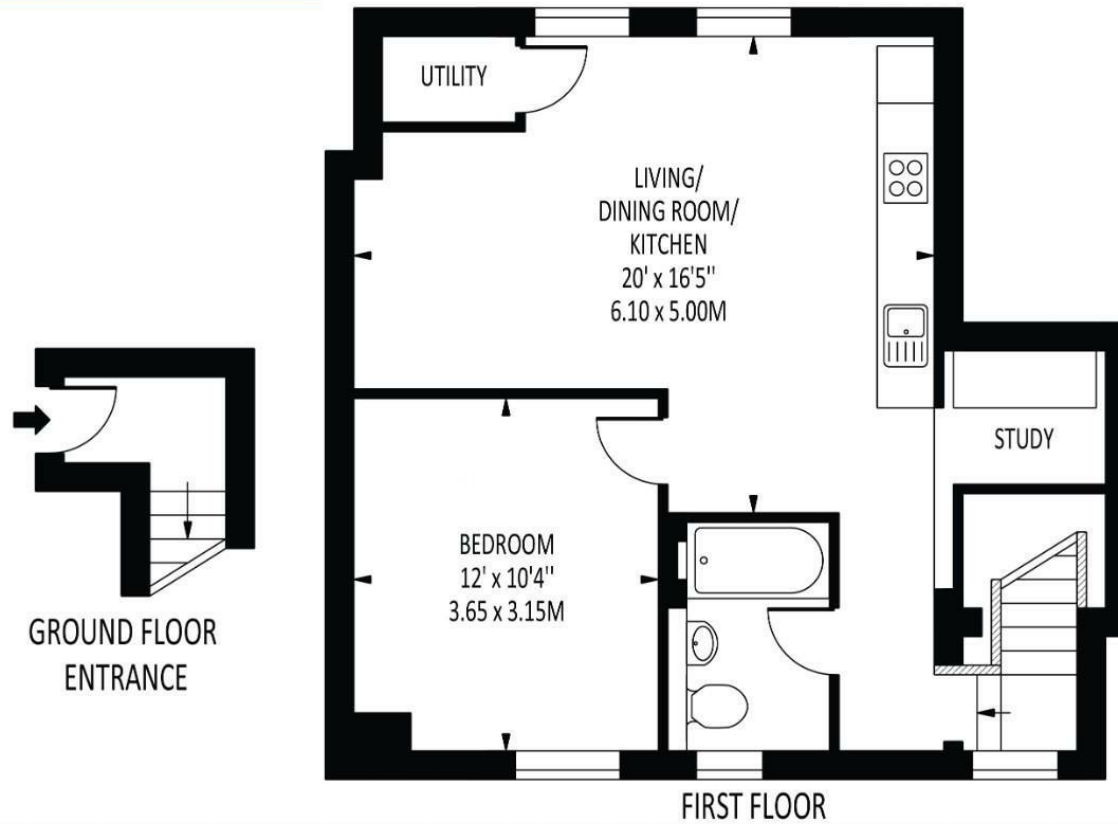




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Bluebird House

Total Area: 587 SQ FT • 54.54 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) A		
(81-91) B	84	84
(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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