



24 High Street, Ewell

The PERSONAL Agent

# Offers In Excess Of £700,000 Freehold

- Prime Ewell Village location
- Exclusive gated development
- 29ft open plan living space
- Private, partially walled courtyard garden
- Three double bedrooms
- Principal suite with en suite
- Two further bathrooms
- Private roof terrace
- 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.



Step inside and you're immediately drawn into an impressive 29ft open plan living, kitchen and dining space designed to be the true heart of the home. A skylight above the kitchen area floods the room with natural light, creating an uplifting, airy atmosphere that's perfect for both relaxed everyday living and effortless entertaining. Double doors open out onto a partially walled courtyard garden, offering a seamless connection between indoor and outdoor living, ideal for summer gatherings or quiet morning coffee.

The ground floor continues to impress with a beautifully bright principal bedroom, where large windows invite in an abundance of natural light, complemented by a sleek en suite shower room. A second bedroom, a stylish family bathroom and a practical utility space complete this level, ensuring both comfort and convenience.

Upstairs, a thoughtfully designed landing separates the third bedroom and an additional bathroom, while also offering a versatile bonus area, perfect as a home office, reading nook or dressing space. From here, you have direct access to a private roof terrace, a wonderful retreat for relaxing, entertaining or simply enjoying a moment of calm above it all.

Extending to approximately 1,241 sq ft, the property also benefits from private front parking with EV charging. Finished to a high specification throughout and complete with a 10 year building guarantee, this is a home that effortlessly blends style, practicality and modern lifestyle living.

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.

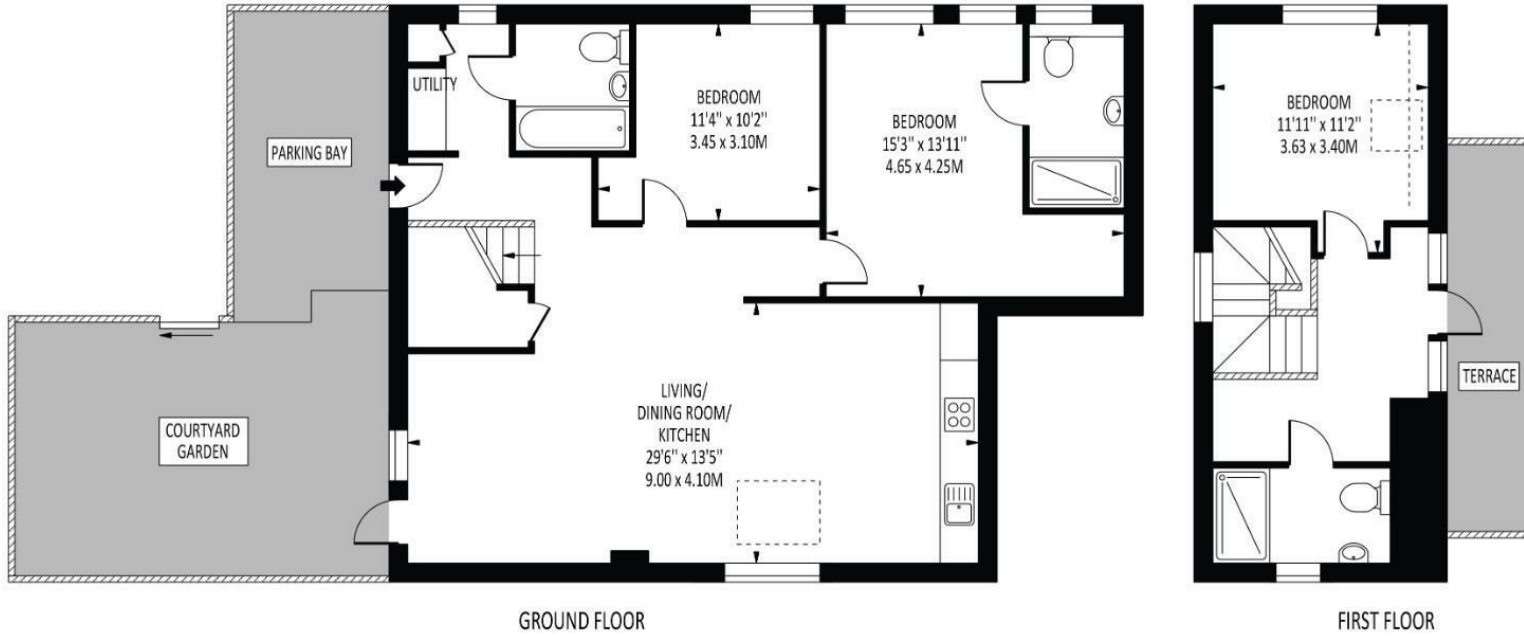
In the heart of the village lies the picturesque Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations (zone 6) offer easy access to London with Waterloo and Victoria taking approximately 40 minutes.

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) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | <b>80</b>               | <b>85</b> |
| (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 |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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.

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