



High Street, Ewell Village

The **PERSONAL** Agent

Offers In Excess Of £500,000 Freehold

- Amazing, unique grade II listed mixed-use freehold opportunity
- Central Ewell Village location
- Moments from Park, Shops & Ewell East and Ewell West Station
- Vacant and offered to the market with no onward chain
- Four bedrooms and multiple reception areas
- Basement / cinema room
- Original period features
- Private courtyard garden with rear access
- Cash buyers only
- Suitable for investors, mixed-use buyers and owner-occupiers

**** Cash Buyers Only**** Are you looking for something unique and beautifully tucked away, yet still within the absolute heart of Ewell Village?

The Personal Agent are especially proud to present this true one off opportunity to acquire a stunning and truly flexible period home and shop within this most practical of locations. In fact, there is so much more than initially meets the eye to this property, with over 2300 sq ft of well presented living accommodation as well as an attached 367 sq ft commercial shop front that sits directly on the High Street.

Just moments away from the picturesque Hogsmill River and Spring, the property benefits from a fantastic position and is offered to the market with no ongoing chain and easy access to Ewell West & Ewell East, zone 6 railway stations with excellent access to the city.

The particularly well balanced nature of this home enjoys a secluded and private entrance with video entry system and once you step off the village high street, and through the front gate, you really are transported into your own secluded oasis.

Having been the subject of a major refurbishment when our clients took ownership of the property, each room has a great feel alongside high



ceilings in most rooms, sash windows, character features including four original fireplaces and eaves rooflines on the top floor, all of which help set the tone.

On the ground floor there is a generous kitchen/dining room that links to a living room and a refitted downstairs cloakroom, but the real 'wow' factor is on the lower ground floor where there is a stunning cinema room. There is also a sizable utility room and basement store which could be transformed into another reception room if desired.

There are no shortages of bedrooms in this home, with four generous and bright rooms across the first and second floors, all served by a modern wet room, separate cloakroom and a wonderful ensuite roll top bath that sits within a window recess and enjoys a lovely outlook over the surrounding rooftops.

The current owners have utilised the attached shop front to run their own business and it has provided them the perfect, central space to trade and grow their company and truly is the perfect addition for someone with their own small business or perhaps looking to launch a company, although there is also scope (STPP) to convert this space into further liveable space if required.

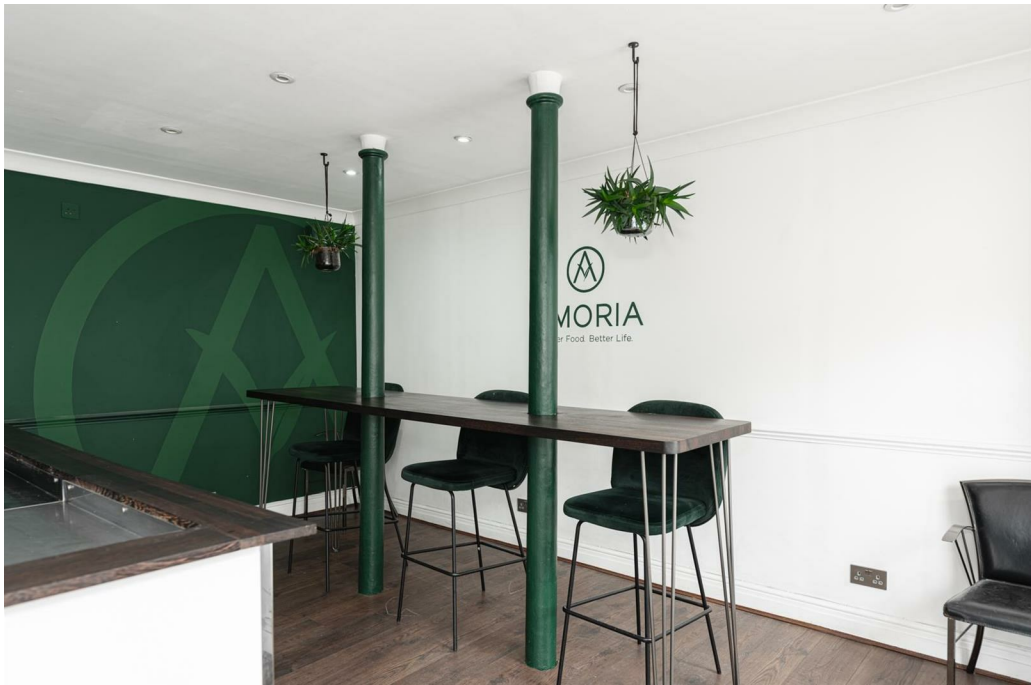
Outside there is a secluded South/Westerly facing courtyard that is the perfect small space to relax or entertain in and this area also has a right of way access from West Street and the addition of a gardeners W.C which is practical when hosting the house warming or garden party.

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 the beautiful Nonsuch Park) in 1538.

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 Ewell stations (zone 6) offer easy access to London with Waterloo and Victoria taking approximately 35-40 minutes.

Tenure - Freehold
Council tax band - TBC







Basement
High Street, Ewell, Epsom
Total Area: 215.5 m² ... 2319 ft² (excluding terrace)
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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		
	54	73
England & Wales		EU Directive 2002/91/EC

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