



St Giles Mews, St Giles Close, Ewell Village

The **PERSONAL** Agent

£750,000

Freehold

- Gated cul-de-sac
- Newly built semi-detached homes
- Four spacious bedrooms
- 2 x ensuites & main bathroom
- Impressive living room
- Kitchen/diner
- Downstairs cloakroom
- Contemporary & stylish
- Allocated parking bay
- Underfloor heating & high quality fitments



St Giles Mews is an exciting new gated development of just six homes that is located within a stones throw of the centre of Ewell Village and Ewell West railway station which is just 0.3 of a mile away. With incredible attention to detail and truly impressive layout, plot 2 enjoys accommodation totalling over 1563 Sq Ft.

Having been created to encompass a traditional design along with comfortable accommodation and a truly secluded yet practical position, the level of finish is meticulous and the layout is highlighted by stylish design touches and huge amounts of natural light throughout the entire house and the added benefit of a secluded garden that sides onto playing fields.

In our view these fine new properties provide the ultimate layout for a contemporary yet practical family home. It benefits from great school catchment as well as easy access to the

Hogsmill river and nature reserve, Nonsuch Park and Epsom Downs with its world famous racecourse.

The carefully thought out design has given over generous room sizes, large wardrobe space to all bedrooms and a laundry room on the first floor, which maximises the space in the kitchen and saves unnecessary trips up and down the stairs with all the clothes. The houses all built to exacting standards, with eco-friendly credentials such as LED lighting throughout and car charging points to the car parking area. All houses come with a 10 year building warranty.

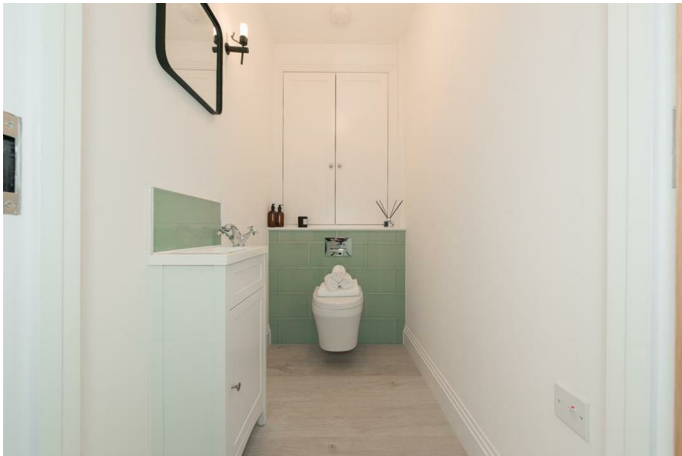
Further noteworthy points to mention include underfloor heating throughout the ground floor, Italian Pianca kitchen in matt lacquer with integrated Neff appliances, Farrow & Ball colour schemes and engineered oak doors.

Full specification list from developer available on request.

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.

PLEASE NOTE - The internal images shown are for Plot 1 and are for reference only, the sizes and finishes may be different.







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 333699

LETTINGS & MANAGEMENT
163 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.

