



St Giles Mews, St Giles Close, Epsom

The **PERSONAL** Agent

# Guide Price £685,000

## Freehold

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



\*\*\*LAST ONE REMAINING\*\*\* PHONE TO CONFIRM YOUR APPOINTMENT\*\*\*St Giles Close 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 4 enjoys accommodation totalling over 1235 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.

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.







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>		
(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	

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