



24 High Street, Ewell Village

The **PERSONAL** Agent

Offers In Excess Of £700,000 Freehold

- Prime Ewell Village location
- Exclusive gated development
- 25ft open plan living space
- Floor to ceiling glazing to front of living space
- Private front patio area and roof terrace
- Three double bedrooms
- Principal suite with ensuite
- Open study / workspace
- EV parking space included
- 10 year building guarantee

Set in the heart of Ewell Village, Bluebird House is an exclusive collection of just fourteen thoughtfully designed homes. Blending contemporary architecture with a rich sense of history, the 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 around a beautifully designed private courtyard, each home offers its own unique character and layout. The collection includes spacious one-bedroom apartments, an elegant two-bedroom mews house and two striking three-bedroom residences.

Finished to an exceptional standard, every property combines high-quality materials with refined specifications and meticulous attention to detail. Bluebird House presents a rare opportunity to enjoy modern living within a setting that celebrates heritage and design, just moments from the amenities and charm of village life.

Stepping inside, a generous entrance hallway sets the tone for the space and light that define this home. To the left, an impressive 25ft open-plan living, dining and kitchen area forms the heart of the property, designed for both everyday living and entertaining.



Floor-to-ceiling glazing floods the room with natural light, while the striking fully equipped kitchen features a range-style design, integrated appliances and sleek quartz worktops. A door opens directly onto the front patio, creating a seamless connection between indoors and out. A convenient W.C. and separate utility cupboard complete the ground floor.

Upstairs, a sleek glazed staircase leads to a bright open study area, ideal for home working or reading. Three well-proportioned double bedrooms include a luxurious principal suite with built-in storage, stylish ensuite and direct access to a private roof terrace. A contemporary family bathroom serves the remaining bedrooms.

Extending to approximately 1,432 sq ft, the home also benefits from private parking with EV charging, a high-quality finish and a 10-year building guarantee.

The highly desirable Ewell Village combines a fascinating heritage with a vibrant community and excellent modern-day amenities. With origins dating back to the Bronze Age, the village has a rich history, while King Henry VIII established Nonsuch Palace in 1538, with the historic site now forming part of the beautiful Nonsuch Park.

Ewell High Street offers a variety of shops, restaurants, cafés and traditional

pubs, while Bourne Hall provides a popular community hub with a public library, subterranean theatre, gymnasium, café and local museum. The venue also regularly hosts fayres, exhibitions and community events.

At the heart of the village, the picturesque Hogsmill River provides a tranquil setting, leading towards the surrounding nature reserve and offering opportunities to enjoy the outdoors. The area is also well served by a selection of popular local schools, making it particularly appealing to families.

For commuters, both Ewell East and Ewell West stations are within easy reach and are in Zone 6, providing convenient connections into London. Direct services to London Waterloo and Victoria take approximately 40 minutes, making Ewell Village an attractive choice for those seeking a blend of village life, green space, excellent amenities and accessibility to the capital.

Tenure - Freehold
Annual service charge amount (£) - £500.00
Council tax band - TBC

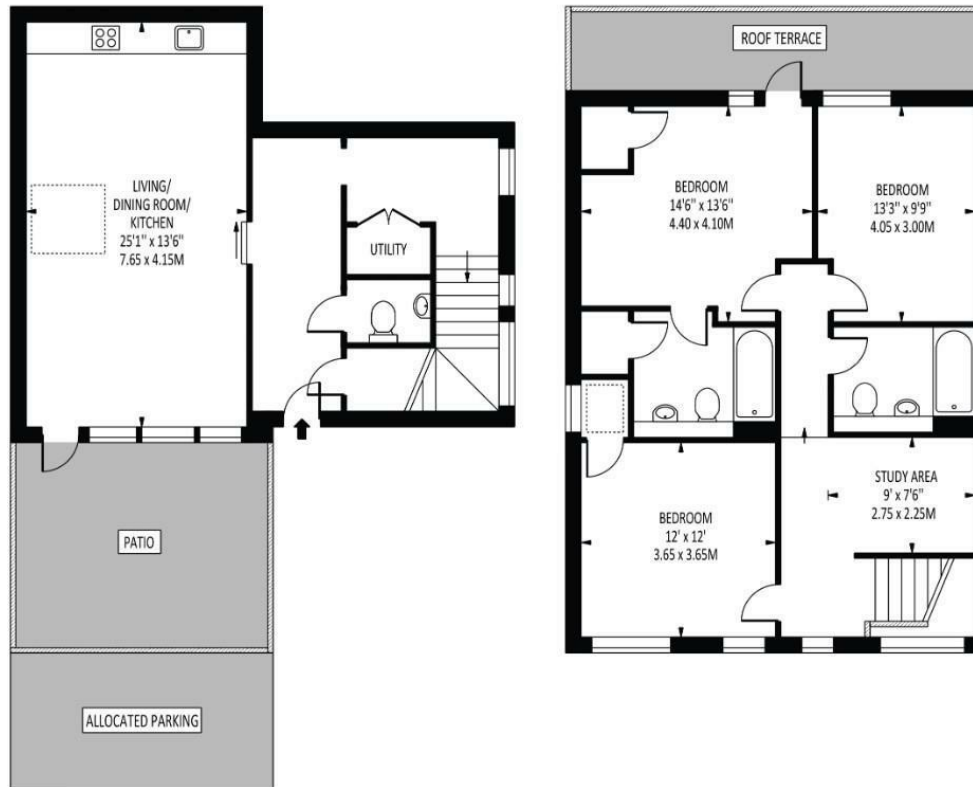
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





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The Works House
Total Area: 1432 SQ FT • 133.05 SQ M



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

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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FLAT 1
BUNGAY HOUSE