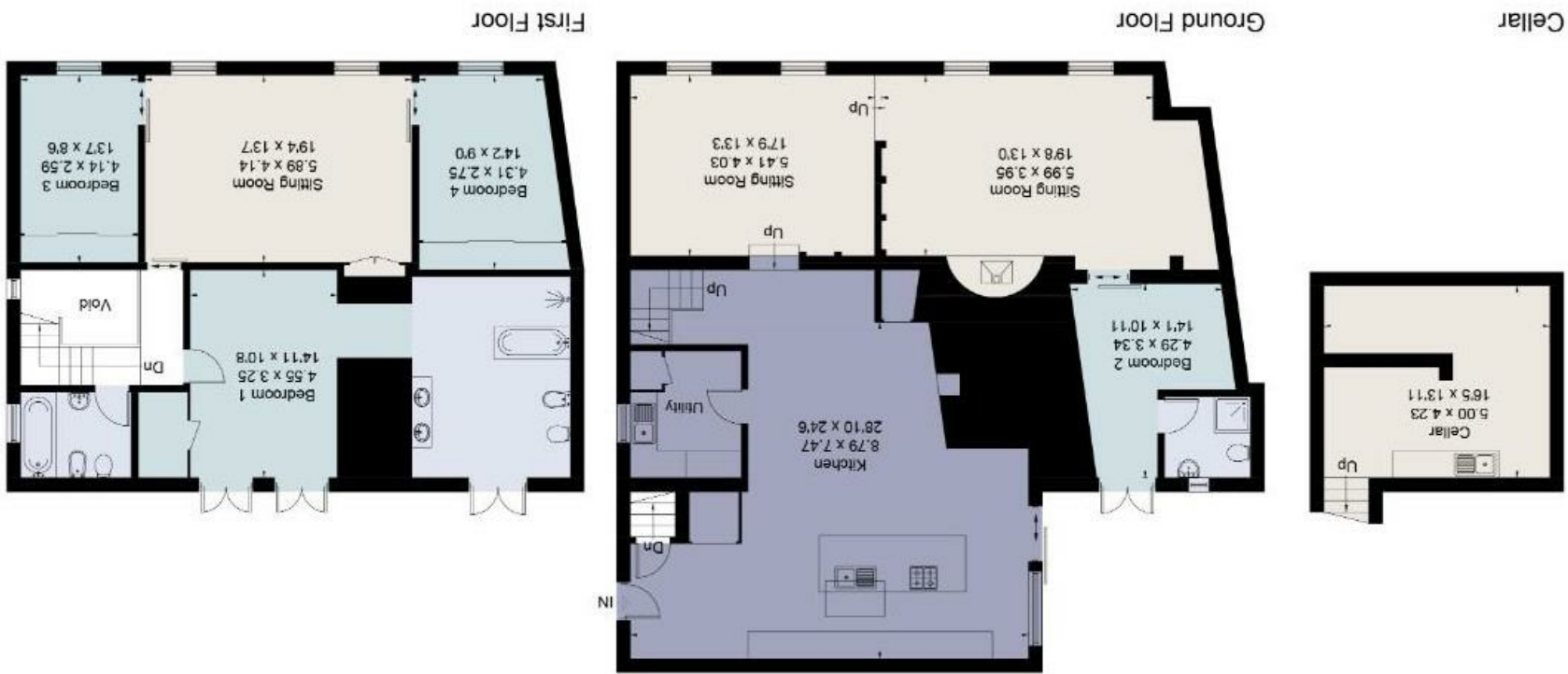


Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 301495



Approximate Area = 254.1 sq m / 2735 sq ft  
Cellar = 22.1 sq m / 238 sq ft  
Total = 276.2 sq m / 2973 sq ft (Excluding Void)  
For identification only. Not to scale.  
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SILVERMAN  
BLACK  
PROPERTY SPECIALISTS





## 24a High Street

Epsom, KT17 1SJ

£900,000

Silverman Black is delighted to offer this exquisite four bedroom, three bathroom period home located right in the heart of Ewell Village! Probably one of the most characterful and quirky homes to be offered to the market in the Borough this year, this heavily beamed period piece is absolutely stunning internally - a chic & stylish fusion of ultra modern functionality and the charm of "years gone by"! Entering the property, you first encounter a modern extension featuring a luxury, fully integrated "restaurant" style kitchen/dining room with a huge stainless steel work island, industrial size extractor, an outsize hob, and doors to the courtyard garden & cellar, before walking through to the original house - a multi-level entertaining area comprising two separate living rooms with exposed beamed walls, a faux "Inglenook" fireplace and exposed brick walls! Quite stunning! Also on the ground floor, there is a utility room and a guest bedroom suite with a private en-suite and access onto the courtyard garden. Upstairs there is quite the most sumptuous master bedroom suite - featuring one of the most fabulous en suite bathrooms you could imagine! The photos don't lie! In addition the master suite has three double doors onto an incredible first floor garden terrace. Elsewhere on this level there are two further double bedrooms, a family bathroom and huge "home cinema" / third reception. Among numerous other features, the property has a large single garage, acoustic secondary glazing at the front of the house (meaning you hardly hear any noise from the High Street) and all "mod cons"! Overall - quite the most stunning home for a modern family! 0.6 Miles (12 minutes walk to Ewell East BR station, 0.4 miles (7 minutes walk) to Ewell West, only seconds from the shops, bars and restaurants of the village centre, 3 minutes walk to Bourne Hall and only two minutes to the prestigious Ewell Castle Independent Day School. Call today to book your appointment to view!



- Probably the most quirky and characterful property offered to the market this year
- A stunning four bedroom, three bathroom period property with exposed brick walls, an Inglenook fireplace and heavily beamed walls stylishly fused with an ultra modern "restaurant" style kitchen and stunning modern bathrooms
- The ground floor features twin sitting rooms and a huge, luxuriously appointed kitchen/dining room, with a utility, access to the cellar and a guest bedroom suite
- Upstairs the master bedroom is sumptuous - with huge en-suite bathroom and access to the most incredible roof terrace garden
- Two further double bedrooms, a luxury family bathroom and an exquisite home cinema/reception room
- Large single garage, ground floor courtyard garden, massive first floor roof terrace
- Grade II Listed, Freehold
- Viewing very highly recommended

