



Pavilion Place

Ewell Village, Surrey KT17

OFF PLAN LAUNCH - RESERVE TODAY



A highly desirable collection of three family homes
in the heart of Ewell Village



THE DEVELOPMENT

An early opportunity to reserve either a semi detached or detached home and have input in both Kitchen & bathroom finishes (options available).

Nestled just off the main road, this exclusive private development offers three meticulously designed new homes.

Each home boasts a high specification finish, featuring three luxurious bathrooms, underfloor heating, and generous living spaces designed for modern living.

The properties are complemented by private parking, with one house offering a single space and the remaining two each providing two dedicated spaces for residents, and ample street parking for guests.

Outdoor living is elevated with private terraces and balconies, offering green views over the nearby Gibraltar Recreation Ground. This development is a rare opportunity to acquire a contemporary home that blends privacy, convenience, and style in a sought-after location.





THE LOCATION

Pavilion Place is ideally positioned within the heart of Ewell Village, voted as one of the best places to live in the UK.

Ewell West station, just 0.3 miles away, has frequent trains to London Waterloo via Wimbledon taking approximately 30 minutes as well as services to Dorking and Guildford.

Ewell East station is less than half a mile away, with frequent services to London Victoria, London Bridge, Sutton, and West Croydon. Families are well catered for with a selection of outstanding schools within easy reach, including Wallace Fields, Nonsuch Grammar School, Ewell Castle School, Ewell Grove and Glyn School.

The adjacent Gibraltar Recreation grounds offer sporting facilities including cricket, football and tennis. The local area boasts a vibrant community with a range of popular restaurants and hotspots such as The Tap Room, Spring Tavern, Rambling Pig, Ristorante Amalfi, La Familia, Rocksalt, Blacks Burgers, Marquis of Granby, and Koza Bar Kitchen, offering diverse dining experiences for all tastes and occasions.

The key amenities such as grocery shopping, pharmacies, Bourne Hall library and a medical centre are within walking distance. The village is only 1 mile away from the thriving Epsom town centre.





FLOORPLANS (GF)





FLOORPLANS (FF)



House 1

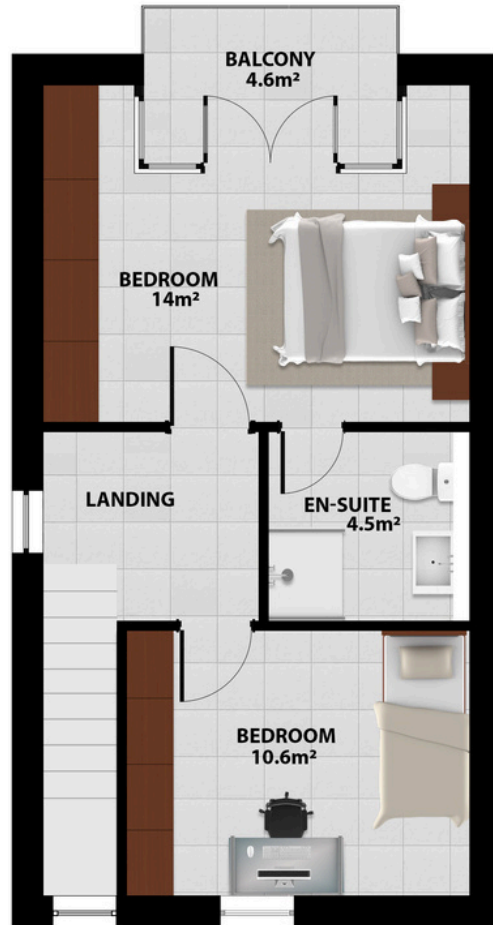
House 2



House 3



FLOORPLANS (SF)



House 2



House 3

Further Information

Completion: November 2025

Reservation: £2,000

Council Tax: TBC

EPC Rating: TBC

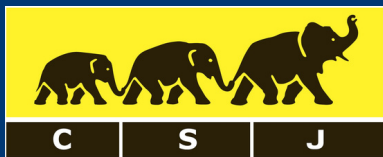
Warranty: 10 year with Buildzone

Viewings: Drive by - Site Walks End of July

Images: All images used are CGI for illustration only

Buyers will be given Kitchen & Bathroom options to personalise the home. (further details available on request)

Prices From £600,000 & £700,000 Freehold



Selling agents

CSJ, 61 High St, Colliers Wood
London, SW19 2JF

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newhomes@csj.eu.com

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