



Pavilion Place

Ewell Village, Surrey KT17

EARLY 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 two luxurious bathrooms with addition cloakroom w/C on the ground floor, 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

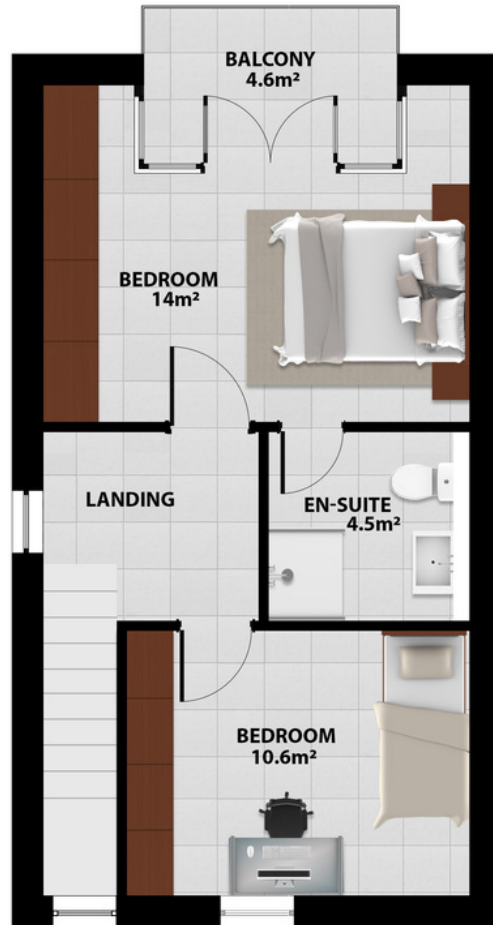
House 2



House 3



FLOORPLANS (SF)



House 2



House 3

Further Information

Completion: March 2026

Reservation: £2,000

Council Tax: TBC

EPC Rating: TBC

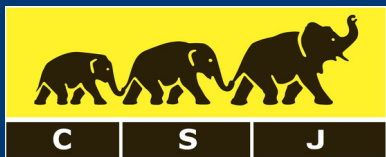
Warranty: 10 year with Buildzone

Viewings: Site walk with access to houses by appointment only

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 £650,000 - £750,000 Freehold



Selling agents

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

020 8296 1270
newhomes@csj.eu.com

These particulars are provided as a general guide and do not constitute any part of an offer or contract. Whilst every endeavour has been made to provide accurate measurements and a fair description of the properties, this information is not guaranteed. This brochure is intended to provide an indication of the general style of our development. The developer reserves the right to alter or vary the design and specification at any time for any reason without prior notice. External finishes and elevational treatments to the houses, garages and parking shown may vary or change, sanitaryware and kitchen finishes may differ from that in images. Please note dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items. Driving and walking times are from Google Maps. Please check times prior to travel.")