



Ernest Cottages Kingston Road

Epsom

Guide price £450,000 to £475,000

ERNEST
COTTAGES
1863

KAYBRID
RESIDENT



Ernest Cottages Kingston Road

- Two Bedrooms and Loft Room
- Charming Period Cottage
- Centrally Located in Ewell Village
- Private Lawned Rear Garden
- Pretty Courtyard Setting

Kaybridge Residential is proud to present this charming three-bedroom cottage with a private garden, nestled in one of Ewell's most sought-after neighbourhoods, celebrated for its tranquillity and convenience.

Tucked away along a leafy pathway that opens onto a peaceful green, this delightful home offers a rare blend of character, privacy, and a true village atmosphere – a perfect retreat from the noise of everyday life.

Upon entering, you're welcomed by a bright and airy living room featuring a **cosy fireplace**, ideal for relaxing evenings. The **modern kitchen** is fitted with sleek appliances and offers generous storage and workspace, making it both stylish and functional.

Upstairs, the home boasts **three well-proportioned bedrooms**, offering comfort and versatility. The **master bedroom** stands out with **double doors opening onto a beautiful balcony**, adding a unique touch of charm and elegance. The additional bedrooms are ideal for family, guests, or even a home office.

Conveniently located just a **short walk** to Ewell Village and Ewell West mainline station, providing direct links to London Waterloo in approximately 30-40 minutes.

This hidden gem truly feels like a step back into a simpler, more peaceful way of life – a small community surrounded by green space and a sense of timeless charm.

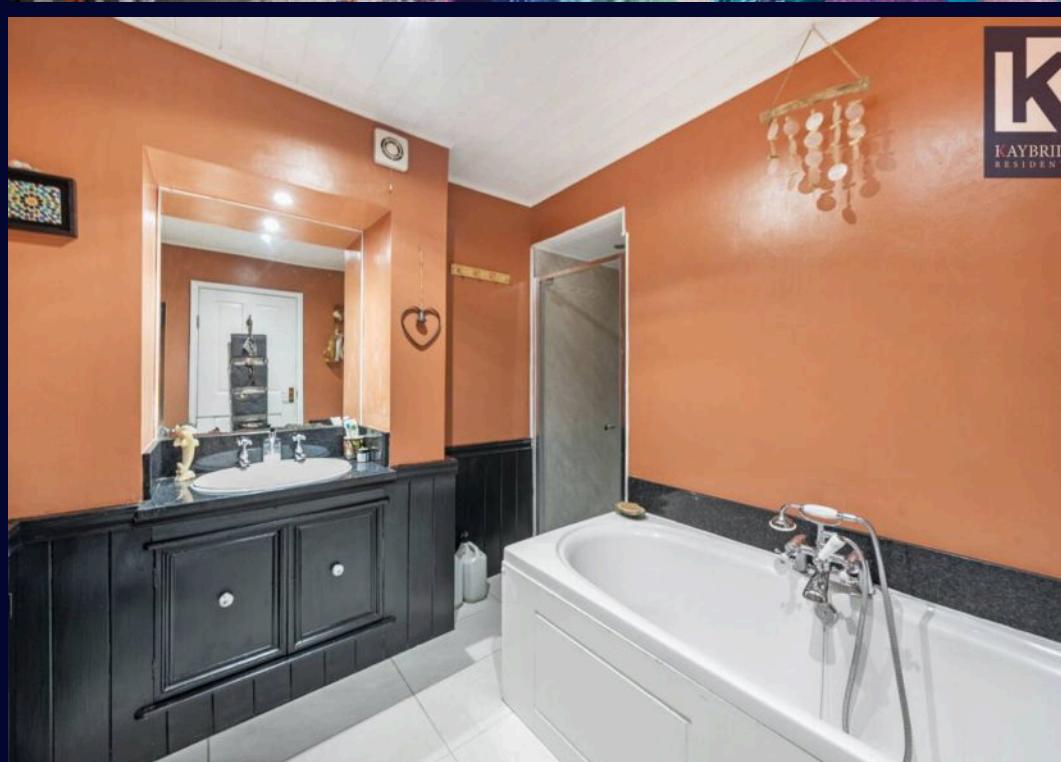
If you're looking for something special and a lifestyle change, this beautiful cottage offers a unique opportunity and must be viewed to be fully appreciated.

Tenure: Freehold

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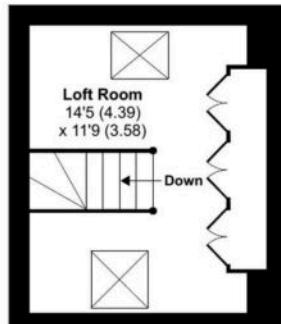




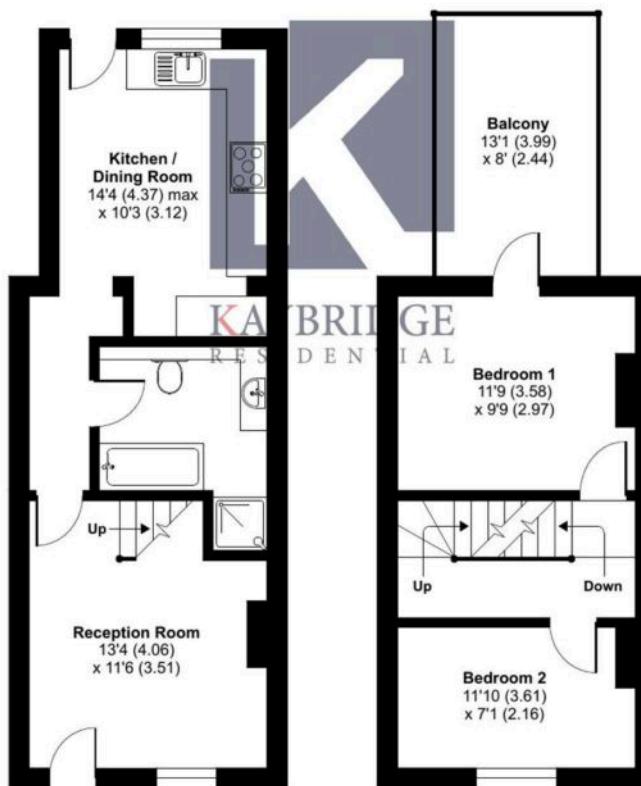
Ernest Cottages, Kingston Road, Epsom, KT17

Approximate Area = 852 sq ft / 79.1 sq m

For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2025.
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Kaybridge Residential Estate Agents

Kaybridge Residential Estate Agents, 23 Stoneleigh Broadway - KT17 2JE

02080040474 • info@kbridge.co.uk • www.kaybridgeresidential.co.uk/

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