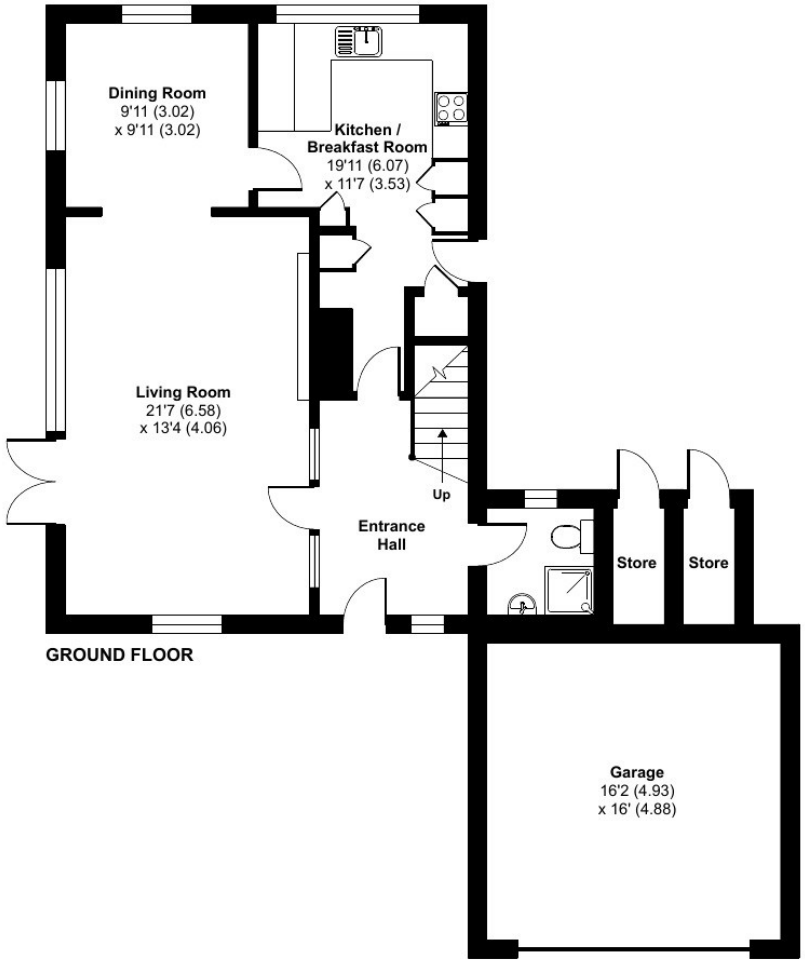


Birnam Close, Ripley

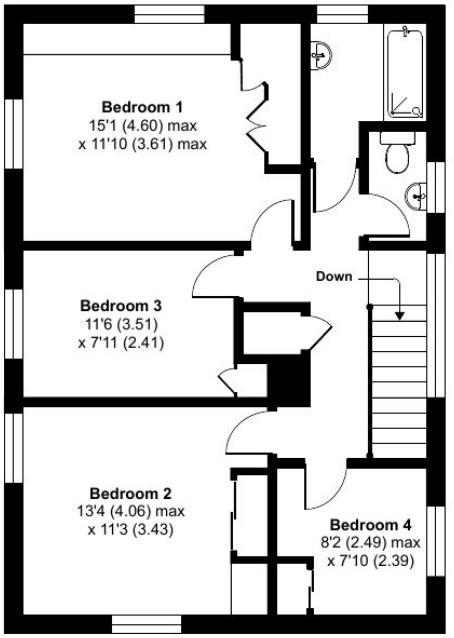
£699,000 Freehold

Birnam Close, Ripley GU23

Approximate Area = 1456 sq ft / 135.3 sq m
Garage = 259 sq ft / 24 sq m
Stores = 42 sq ft / 3.9 sq m
Total = 1757 sq ft / 163.2 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Seymours Estate Agents. REF: 1370108

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Detached House • Four Bedrooms • Sitting Room • Dining Room • Kitchen/Breakfast Room

Ground Floor Shower Room • Driveway Parking • Double Garage • South-easterly facing Rear Garden

Positioned on a generous corner plot within a quiet cul-de-sac in the sought-after village of Ripley, this detached family home offers excellent potential to improve and extend (STPP). The property is offered to the market with no onward chain, making it an ideal opportunity for those looking to create their dream home in a peaceful and well-connected location.

The welcoming entrance hall provides access to a convenient ground floor shower room and leads into a spacious, double-aspect sitting room, which is light and airy, featuring a stone fireplace and French doors opening directly onto the garden. An archway connects the sitting room to the dining room, which also enjoys dual-aspect views of the rear garden. The kitchen is fitted with a generous range of modern shaker-style units and built-in storage, along with a peninsula breakfast bar ideal for casual dining. A door opens to the garden, where there are two useful store rooms situated at the rear of the large garage. Upstairs, there are four bedrooms, each with built-in storage. The family bathroom, while fully tiled, would benefit from updating, and there is also a separate WC.

Outside, the property enjoys attractive front gardens with mature trees and a driveway providing ample parking for several vehicles leading to the garage. The main garden, which wraps around the house, is well enclosed with a fence and shrub borders.

This property presents a rare opportunity to acquire a well-proportioned family home in a desirable village location, offering space, privacy, and excellent potential to add value.

The area boasts a lovely green as well as nearby sailing lakes and a pub making this a perfect location for families and anyone who enjoys outdoor pursuits. The nearby Send village is surrounded by open countryside.





The centre offers some local shops for one's day to day needs as well as modern medical centre, a pharmacy and two pubs one of which is situated on the Wey Navigation Canal. There is a good infant/primary school in the village with excellent secondary schools nearby.

The area has excellent road and rail connections with the A3 and junction 10 of the M25 being within close proximity. Woking Station offers regular service to London Waterloo with trains approximately every 7 minutes and a journey time of around 22 minutes. Alternative services are provided from West Clandon with trains to London Waterloo arriving within one hour.

All Mains Services Supplied / EPC Rating D **/ Council Tax Band** G

Viewings:

Strictly by appointment through Seymours Estate Agents

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