

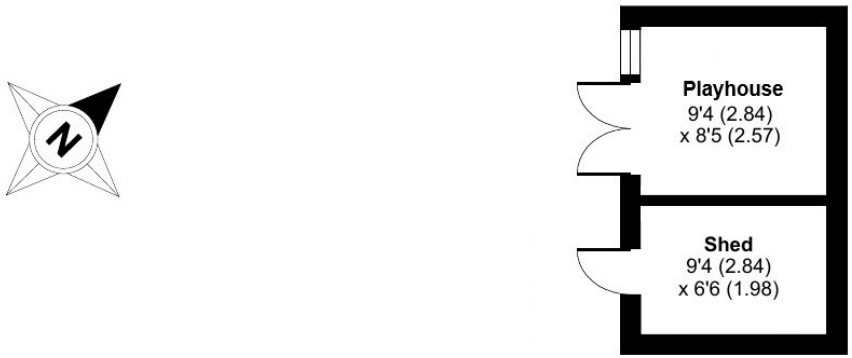
Portsmouth Road, Ripley

£725,000 Freehold

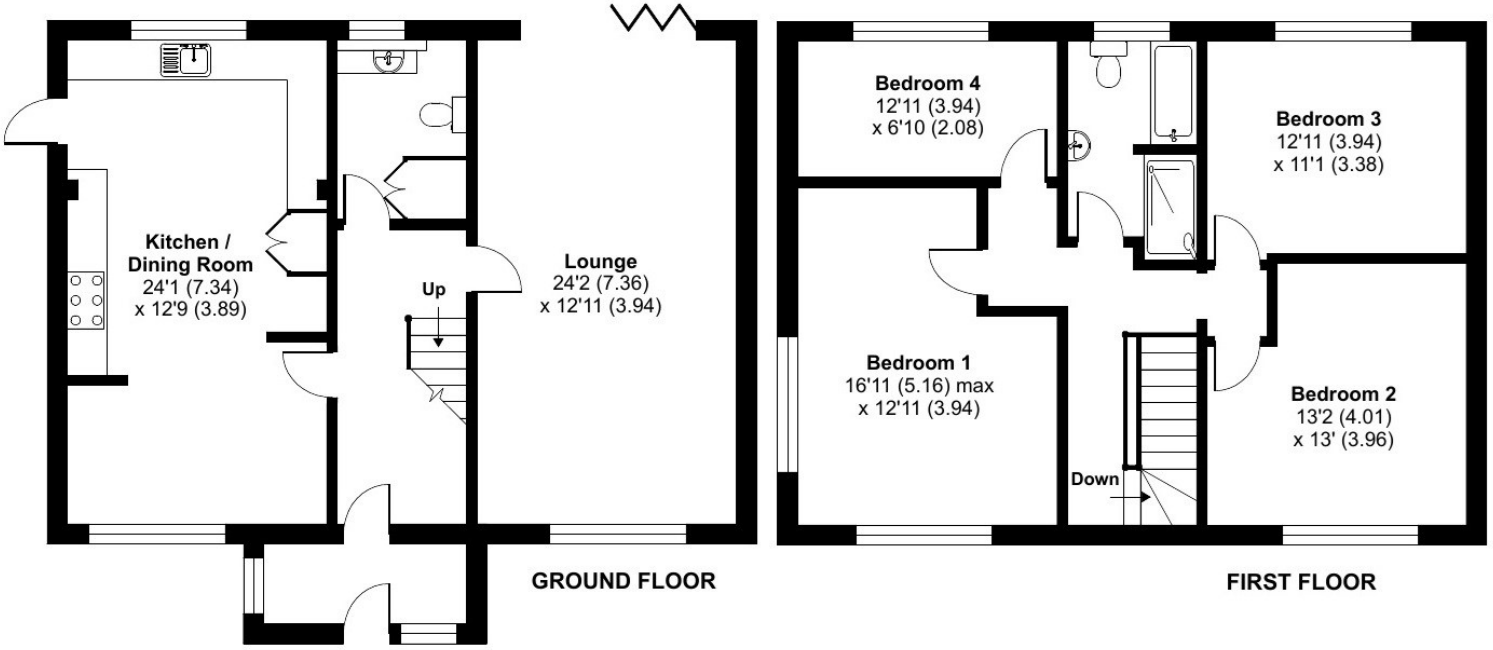
Portsmouth Road, Ripley GU23

Approximate Area = 1678 sq ft / 155.8 sq m
Outbuilding = 144 sq ft / 13.3 sq m
Total = 1822 sq ft / 169.2 sq m

For identification only - Not to scale



OUTBUILDING



GROUND FLOOR

FIRST FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
Produced for Seymours Estate Agents. REF: 1005548





















Detached House • Four Bedrooms • Kitchen/Dining Room • Reception Room • Cloakroom
Large Decked Area • Secluded Garden • Driveway Parking • Private Road Location

A spacious four bedroom detached family home, located in a quiet cul-de-sac off the Portsmouth Road. The property features a secluded garden, a large decked area and driveway parking.

Entered via a brick porch, the front door of this property opens into an entrance hallway that provides access to a cloakroom and all of the ground floor accommodation. There is excellent understairs storage space for coats and shoes and wood floor that continues into the cloakroom and throughout the open plan kitchen/dining room.

The kitchen is a great size and is fitted with modern shaker style units including an island, all with granite worktops. The dining room overlooks the front of the property and is bright, with plenty of space for a family table and chairs. An external door gives access to the patio area at the side of the property.

The sitting room is spacious with a large picture window to the front and Bi-fold doors that open fully onto an extensive children's play area at the rear and includes two treehouses with an adjoining, lit walkway.

To the first floor, there are four bedrooms and the family bathroom that has a modern white suite and benefits from a walk-in shower and a separate bath.

Outside, a pretty wooden archway provides side access to the secluded garden and patio, whilst a gate leads through to a large decked area at the rear including additional storage at the far end.

The property is situated on Portsmouth Road in Ripley, within walking of local shops, the village green and many pubs and amenities. The A3 and M25 are just a few minute's drive away.





Ripley is an historic and sought-after village in Surrey popular with all walks of life: families, young professionals and downsizers alike. The village is said to have the largest village green in England (approximately 65 acres) and benefits from a fantastic selection of award-winning café's, shops, pubs and restaurants. Pinnock's Coffee House on the High Street has been awarded Best Coffee Shop in Surrey. For something more relaxed there is also a wide selection of local pubs to choose from.

The area has excellent road and rail connections with the A3 and Junction 10 of the M25 orbital being within close proximity. Woking Station offers regular service to London Waterloo with trains about 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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