

Ripley Village

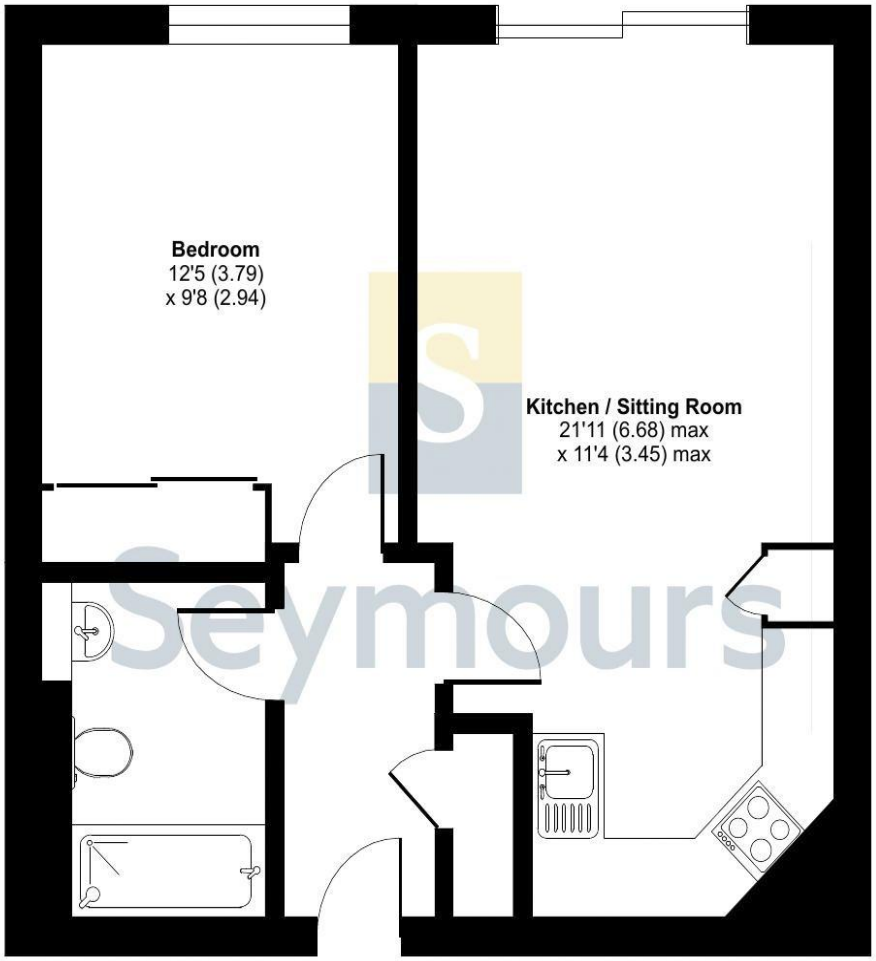
£270,000 Leasehold

Newark Lane, Ripley, GU23

Approximate Area = 484 sq ft / 45 sq m

For identification only - Not to scale





Seymours

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026
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LUTIDINE







First Floor Apartment • Lift Access • Open Plan Living Space • Stylish Bathroom • Allocated Parking
Short Walk from Ripley High Street • No Onward Chain • Excellent Investment Opportunity

A delightful one-bedroom first-floor apartment ideally situated in the heart of Ripley village, just a stone's throw from the much-coveted village green and a selection of local shops and amenities.

The attractive apartment building is approached via a covered entrance porch, featuring a video entry system and an oak door leading into the communal hallway. Residents benefit from both a lift and staircase providing access to the upper floors. Upon entering the apartment, the welcoming hallway features a large storage cupboard and provides access to all principal accommodation.

The spacious open-plan sitting room enjoys a Juliet balcony with full-height sliding doors, allowing an abundance of natural light to flood the space while providing a pleasant outlook. The contemporary open-plan kitchen is fitted with an extensive range of modern white units, complemented by Krion deep granite work surfaces and a comprehensive selection of integrated appliances, including a dishwasher, gas hob, oven, fridge/freezer and an eye-level microwave.

The well-proportioned double bedroom provides comfortable accommodation, while the fully tiled bathroom has been fitted to an exceptionally high standard. Features include Villeroy & Boch fittings, an oversized backlit mirror with an integrated demister pad and underfloor heating, adding a touch of everyday luxury.

Externally, the property benefits from allocated parking for one car and secure bicycle storage.

Lutidine House is an elegant building situated on Newark Lane, offering beautifully appointed properties just a stone's throw from Ripley's famous village green and all of the amenities the village has to offer.

The village of Ripley 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.





Ripley enjoys superb access to both the A3 and M25 motorways with both Gatwick and Heathrow airports within easy reach keeping this ever-popular village well-connected and in demand.

Woking Station offers a regular service to London Waterloo with trains approximately every 7 minutes and a journey time of approximately 22 minutes. Alternative services are provided from West Clandon and East Horsley with trains to London Waterloo arriving within one hour.

Service Charge £2,882 pa / **Ground Rent** £250 pa / **Lease** 139 Yrs

All Mains Services Supplied / EPC Rating B / **Council Tax Band** C

Viewings:

Strictly by appointment through Seymours Estate Agents

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