



RADCLYFFE HOUSE

RIPLEY • SURREY

RADCLYFFE HOUSE
GROVE HEATH ROAD, RIPLEY, SURREY GU23 6ES

Radclyffe House is an impressive, detached property set within approximately 1.5 acres of stunning rural grounds. Hidden away in a private, gated setting, the property enjoys a peaceful atmosphere and offers a perfect balance between seclusion and everyday practicality.

This property boasts three substantial reception rooms that are filled with natural light, each offering versatile options for entertaining, relaxing, or working from home. The kitchen/breakfast room is well-proportioned and thoughtfully designed with ample storage and extensive worktop space, making it ideal for both casual family meals and more formal gatherings. A separate utility room sits just off the kitchen, complete with convenient side access. French doors open into a covered area, offering sheltered space that is perfect for year-round use and leads directly into the expansive grounds beyond.

Upstairs, the property continues to impress with four well-sized bedrooms, all benefiting from double-aspect views that enhance the sense of space and light. The principal bedroom features its own ensuite shower room, while a well-appointed family bathroom serves the remaining three bedrooms.

The outdoor space is truly a standout feature of Radclyffe House. The extensive grounds provide a sense of tranquillity and privacy, complemented by a number of outbuildings that offer additional flexibility—whether for storage, hobbies, or potential development (subject to the necessary permissions).

Altogether, this is a home that combines rural charm with practical and flexible living, making it an exceptional countryside retreat.



CONTACT: SAM BOWDITCH
188 HIGH STREET, RIPLEY, SURREY, GU23 6BD

01483 211644
SAM@SEYMOURS-RIPLEY.CO.UK





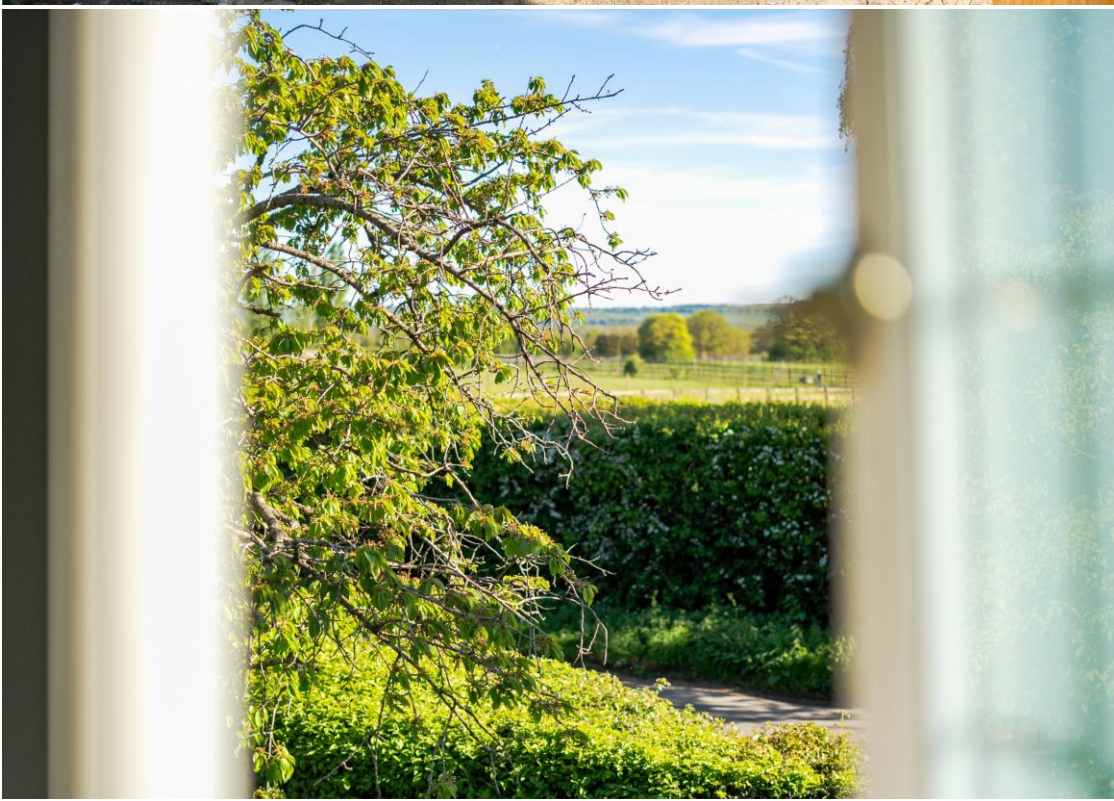
ACCOMMODATION & SPECIFICATION

Detached House Set within Approximately 1.5 of an Acre Plot * Three Reception Rooms * Kitchen/Breakfast Room

Utility * Ground Floor WC * Four Bedrooms/Master with an Ensuite * Large Lean-To

Three Garages * Garden Room * Large Store * Parking for Multiple Vehicles * Stunning Countryside Views





LOCATION

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 cafés, shops, pubs, and restaurants. Pinnocks Coffee House on the high street has been awarded best coffee shop in Surrey; there is also the popular Nest coffee shop.

For something more relaxed there is also a wide selection of local pubs to choose from.

The village of Ripley, with its selection of shopping facilities and country pubs, is within walking distance whilst Woking and Guildford towns are also within easy reach. The area has excellent road and rail communications 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.

SERVICES & KEY INFORMATION

Partial Mains Services / Klargester Sewage Treatment Plant

EPC Rating D

Council Tax Band F

Freehold

Grove Heath Road, Ripley, GU23

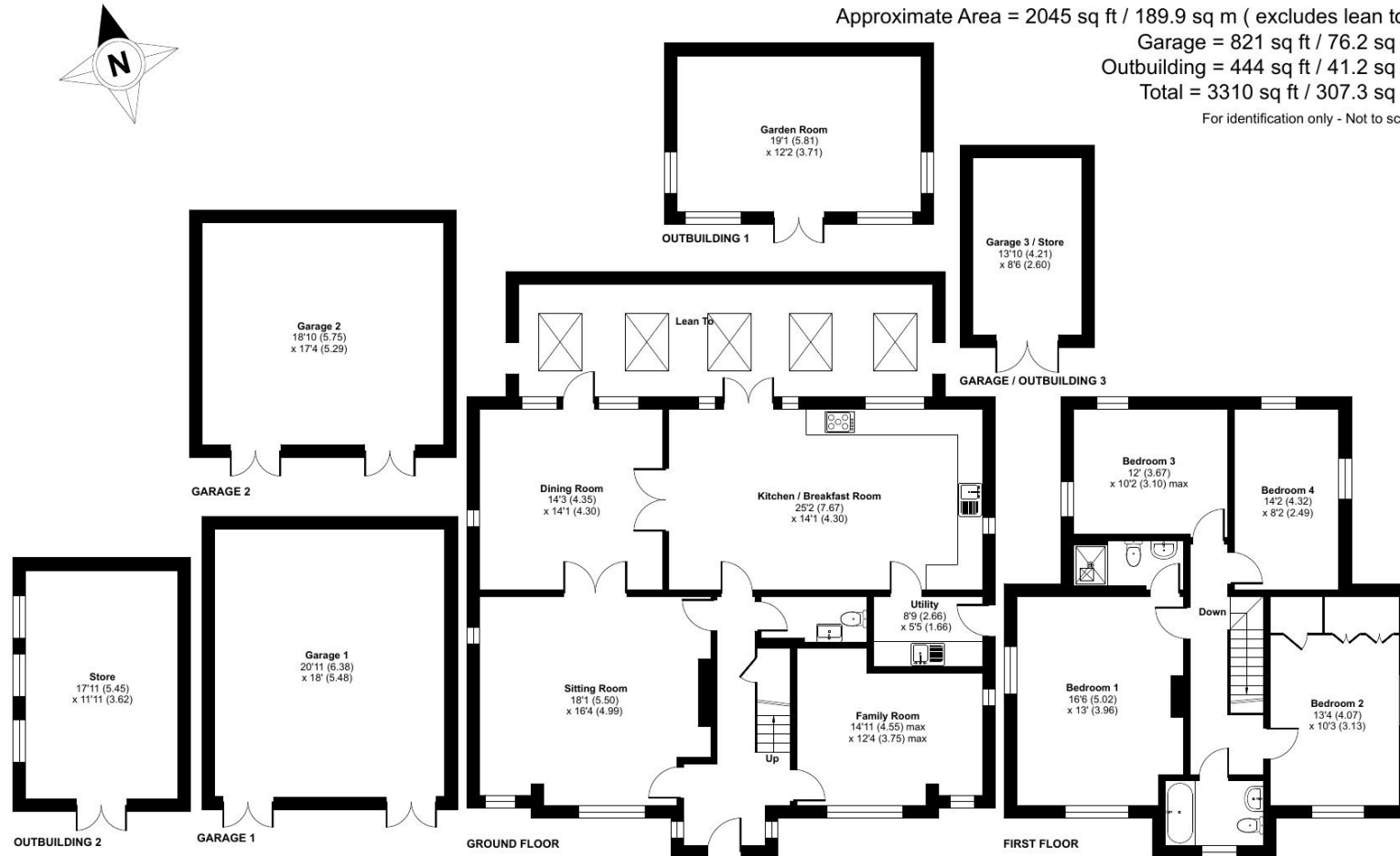
Approximate Area = 2045 sq ft / 189.9 sq m (excludes lean to)

Garage = 821 sq ft / 76.2 sq m

Outbuilding = 444 sq ft / 41.2 sq m

Total = 3310 sq ft / 307.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026 Produced for Seymours Estate Agents. REF: 1442424





Seymours

PRESTIGE HOMES

188 High Street, Ripley, Surrey, GU23 6BD
01483 211644
sam@seymours-ripley.co.uk
www.seymours-estates.co.uk

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements or details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.