

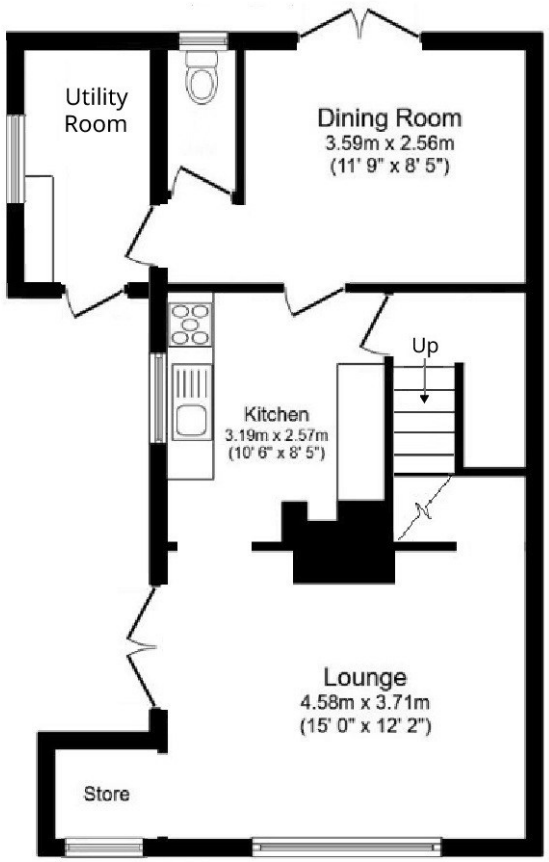
High Street, Ripley

£520,000 Freehold

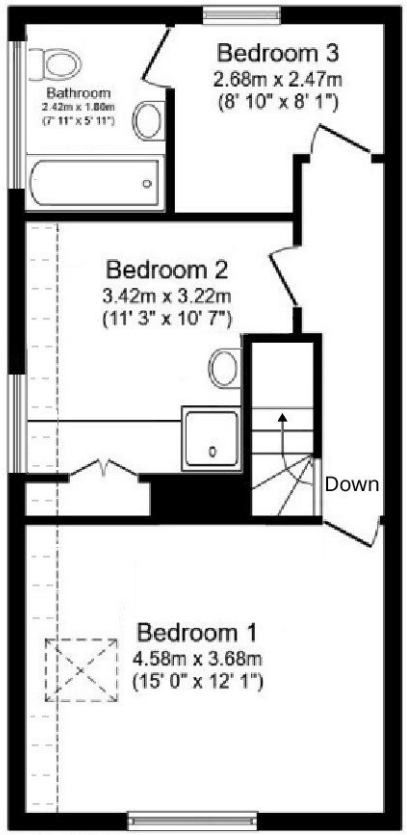
High Street, Ripley GU23

Approximate Area = 1267 sq ft / 117.7 sq m
Outbuilding = 252 sq ft / 23.4 sq m
Total = 1519 sq ft / 141.1 sq m
For identification only - Not to scale

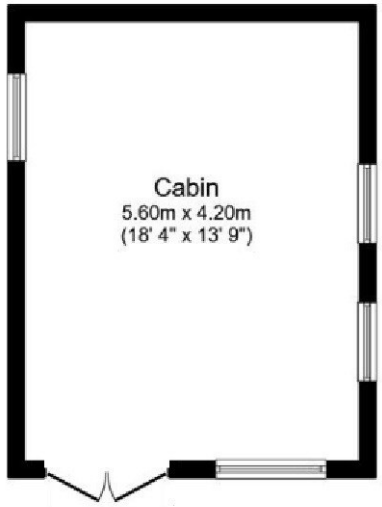
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Any measurements, floor areas (including any total floor area), openings and orientation are approximate.
No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement.
No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).





























End of Terrace Cottage • Three Bedrooms • Two Reception Rooms • Family Bathroom

Ground Floor WC • South-Westerly Facing Rear Garden with a Large Outbuilding • Central Village Location

This charming three bedroom cottage offers generous living space, a versatile garden room and a convenient location in the heart of Ripley village. It is presented to the market with no onward chain and with great potential to be transformed into a beautiful family home.

The front door opens into a utility area offering plenty storage and space for coats and shoes-Ideal for dog walkers! Beyond a separate WC, is the smaller of the two reception rooms that features French doors leading directly out to the patio in the rear garden.

The kitchen is fitted with a generous range of units and features Sapphire Blue granite work surfaces. The bright double-aspect sitting room, is spacious with plenty of storage together with a feature fireplace.

Upstairs, there are three bedrooms, two doubles and a smaller single bedroom with access to the family bathroom. This versatile space could be used as a nursery or a dressing room/walk-in wardrobe. The spacious master bedroom spans the full width of the house while the second bedroom features a shower enclosure and basin, together with built-in storage.

The rear garden is a standout feature, a private, well-kept space with side access, a patio area ideal for outdoor dining, lawned section and mature planting that adds colour and privacy.

The property further benefits from a substantial cabin, offering excellent flexibility as a studio, gym or a fantastic space to entertain family and friends.

Ripley Village is an historic and sought-after village in Surrey popular with all walks of life: families, young professionals, and downsizers alike.





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 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.

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

Viewings:

Strictly by appointment through Seymours Estate Agents

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Seymours

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