



Ripley Village

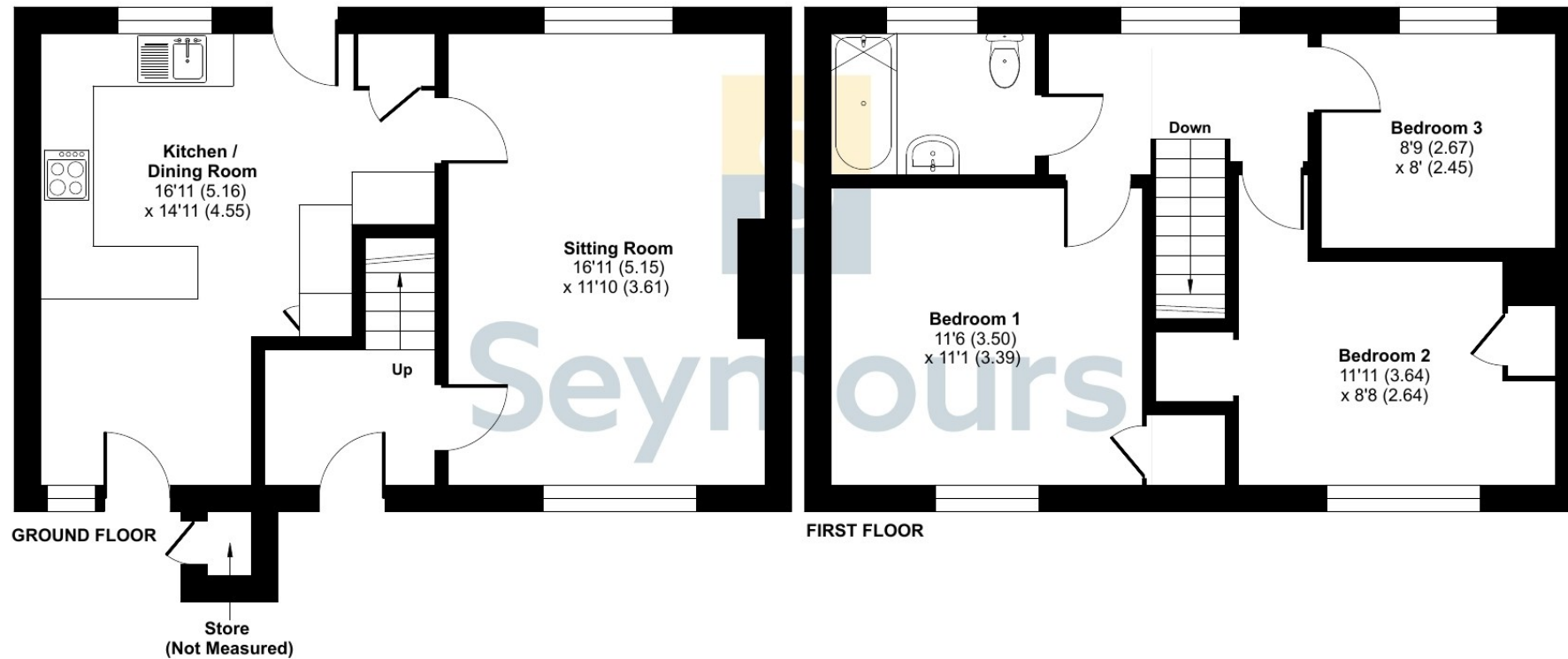
£435,000 Freehold



## Georgelands, Ripley, GU23

Approximate Area = 916 sq ft / 85 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026 Produced for Seymours Estate Agents. REF: 1497855





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Mid-Terraced House • Three Bedrooms • Sitting Room • Kitchen/Dining Room  
Family Bathroom • Generous Rear Garden • Scope to Improve & Extend (STPP)

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**A three-bedroom mid-terraced family home, situated on Georgelands, a popular residential road in Ripley. Offering excellent potential to extend and modernise (subject to the necessary planning permissions), this property presents a fantastic opportunity to create a wonderful family home.**

The property benefits from two separate entrance points, with a front porch leading into the main hallway and a second entrance providing convenient direct access into the kitchen. The welcoming entrance hall features stairs to the first floor and opens into the bright, double-aspect sitting room, which enjoys plenty of natural light.

The kitchen is fitted with a range of units, built-in storage, and a peninsula breakfast bar, offering ample workspace and informal dining. A door from the kitchen leads directly onto the patio and rear garden.

Upstairs, there are three well-proportioned bedrooms, including two generous doubles with built-in storage, together with a family bathroom.

Outside, the front garden is predominantly laid to lawn, with a central pathway leading to both the porch and the secondary entrance. The generous rear garden is also mainly laid to lawn, complemented by a central pathway, a paved seating area, and secure fencing to both sides, providing an excellent space for families and outdoor entertaining.

Combining a popular location and scope for improvement, this is a rare opportunity to acquire a family home with enormous potential.

Georgelands is a popular residential road situated in Ripley village and within close walking distance to the local shops, pubs and the coveted village green.



The nearby village of Send is close to open countryside which is ideal for walking and outdoor pursuits. The centre offers some local shops for one's day-to-day needs as well as a recreation ground, a newly built medical centre and pharmacy and two pubs one of which is situated on the Wey Navigation Canal.

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. The area has excellent road and rail connections with the A3 and Junction 10 of the M25 being within close proximity.

**All Mains Services Supplied**

**EPC Rating D**

**Council Tax Band D**

## Viewings:

Strictly by appointment through Seymours Estate Agents

Contact: 01483 211644

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### Ripley Office

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# Seymours



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