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FOOTBRIDGE HOUSE

RIPLEY • SURREY

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HIGH STREET, RIPLEY, SURREY, GU23 6BE

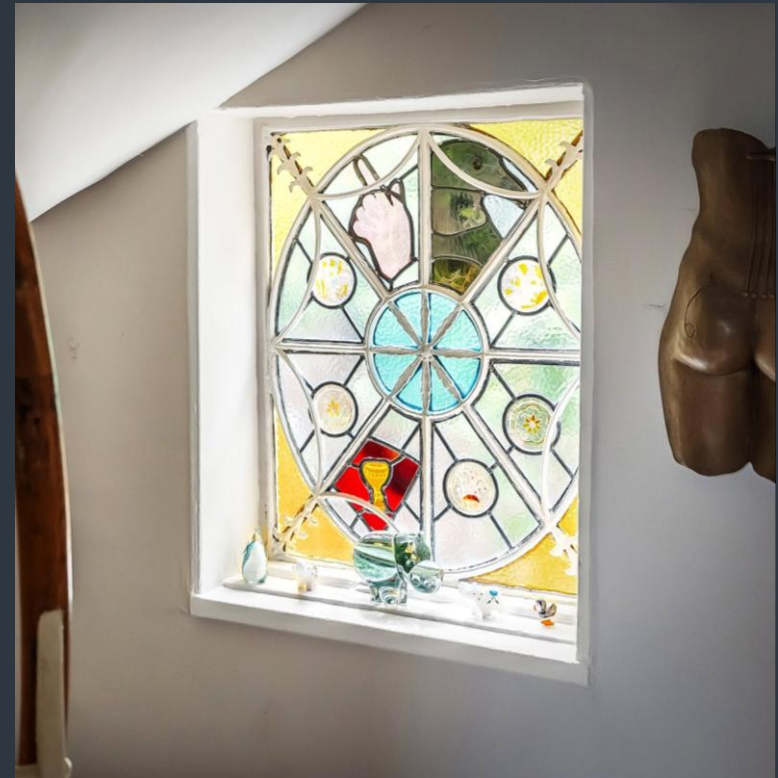
Footbridge House is a truly exceptional Grade II listed home in the heart of Ripley, with a rich history dating back to at least 1605. Set behind impressive entrance gates, a sweeping driveway creates an immediate sense of arrival, offering both privacy and an elegant approach to this remarkable period residence.

Inside, the house is filled with character and beautifully preserved original features. The generous reception rooms flow effortlessly together, creating a welcoming and versatile living space. At the heart of the sitting room is a magnificent inglenook fireplace complete with a wood-burning stove, providing a striking focal point and a wonderfully cosy atmosphere. The adjoining dining room is bathed in natural light thanks to French doors that open directly onto a secluded rear terrace – the perfect spot to enjoy a morning coffee or unwind with a good book.

A separate double-aspect study or family room overlooks the front of the property and benefits from another feature fireplace, together with full-height French doors that enhance the room's light and versatility. The cloakroom is thoughtfully appointed with built-in storage and features an ornate Thomas Crapper 'Beer Pull' cistern, adding a distinctive touch of period charm. Blending heritage with contemporary style, the breakfast room leads seamlessly into a bespoke WHW kitchen, beautifully fitted with high-quality cabinetry, a range of integrated appliances and a Quooker boiling water tap. Beyond the kitchen, the utility room offers practical additional storage, a Belfast sink and a separate WC. Underfloor heating extends from the kitchen into the conservatory, creating a comfortable year-round living space with direct access to the wonderfully private and mature gardens.

The first floor provides four bedrooms, comprising three generous doubles and a further single bedroom. All three bathrooms have been recently refurbished to an exceptional standard and benefit from underfloor heating. The impressive principal suite enjoys a dual aspect and a stunning vaulted ceiling, while its luxurious en suite features both a walk-in shower and an elegant freestanding bath. An enclosed staircase continues to the second floor, where a further bedroom is complemented by a separate snug, creating an ideal guest suite, teenage retreat or peaceful home office.

Outside, the sweeping driveway leads to a substantial double-length garage fitted with solar panels, offering excellent storage and practicality. The beautifully established gardens provide a tranquil and secluded setting, with mature planting and inviting spaces to relax and entertain, completing this outstanding family home that effortlessly combines over four centuries of history with modern comfort and refined living.



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ACCOMMODATION & SPECIFICATION

Characterful Period House * Five Bedrooms over Three Floors – Including Dual Master Suites * Open Plan Sitting & Dining Room

Study/Family Room * Kitchen/Breakfast Room * Utility with WC * Conservatory * Ground Floor WC * Family Bathroom

Double Length Detached Garage * Large Gated Driveway * Substantial Garden * Central Village Location





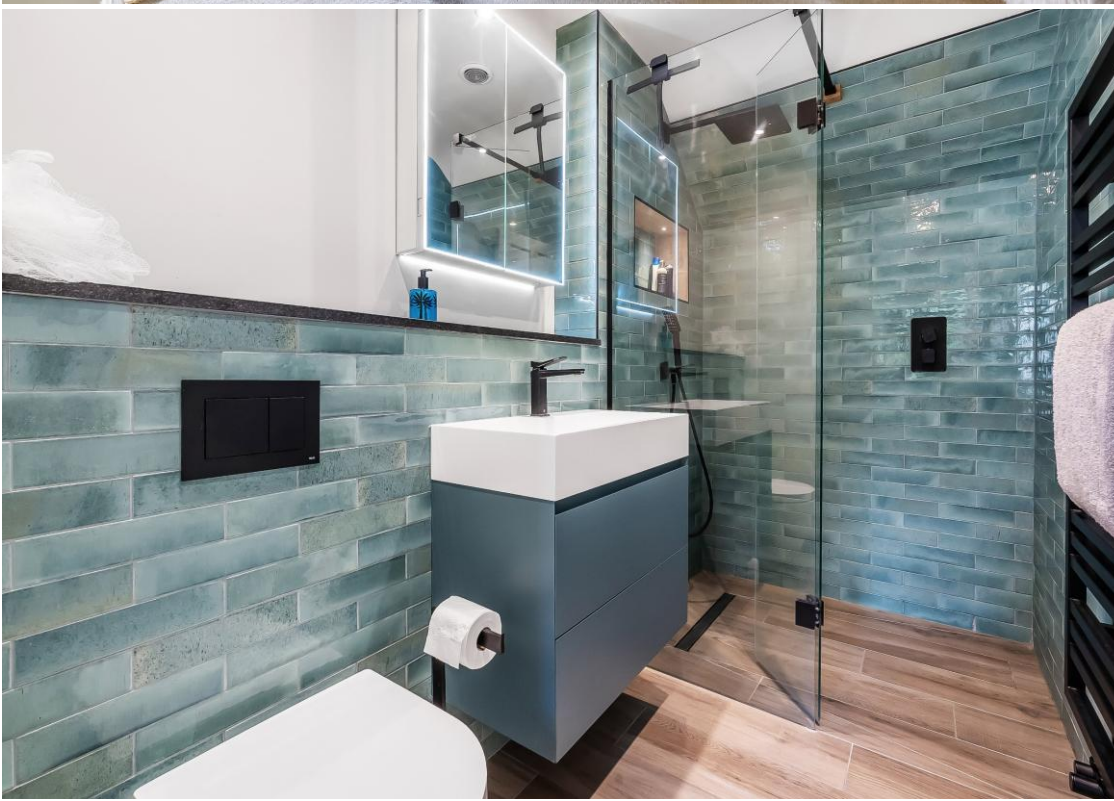




LOCATION

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.

With its selection of shopping facilities and country pubs, within walking distance, 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

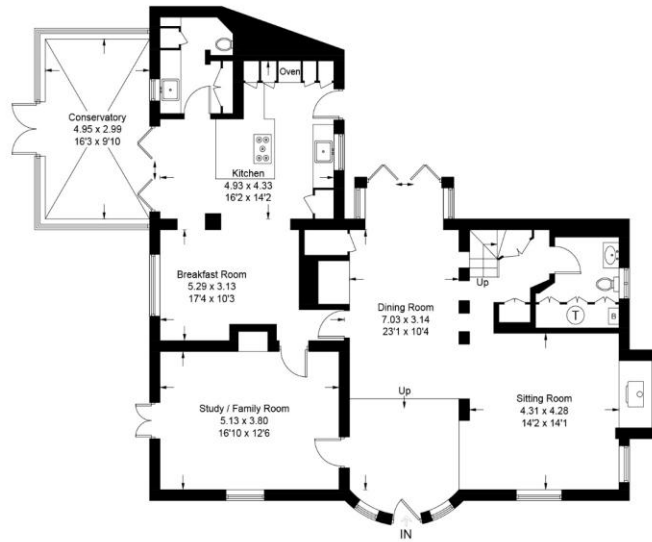
All Mains Services Supplied
EPC Rating D
Council Tax Band H
Freehold





Approximate Gross Internal Area = 288.4 sq m / 3104 sq ft
 Garage = 34.6 sq m / 372 sq ft
 Total = 323.0 sq m / 3476 sq ft

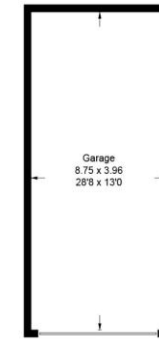
 = Reduced headroom below 1.5m / 5'0



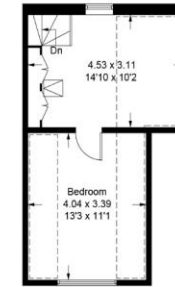
Ground Floor



First Floor



(Not Shown in Actual Location / Orientation)



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1321458)

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Seymours

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