



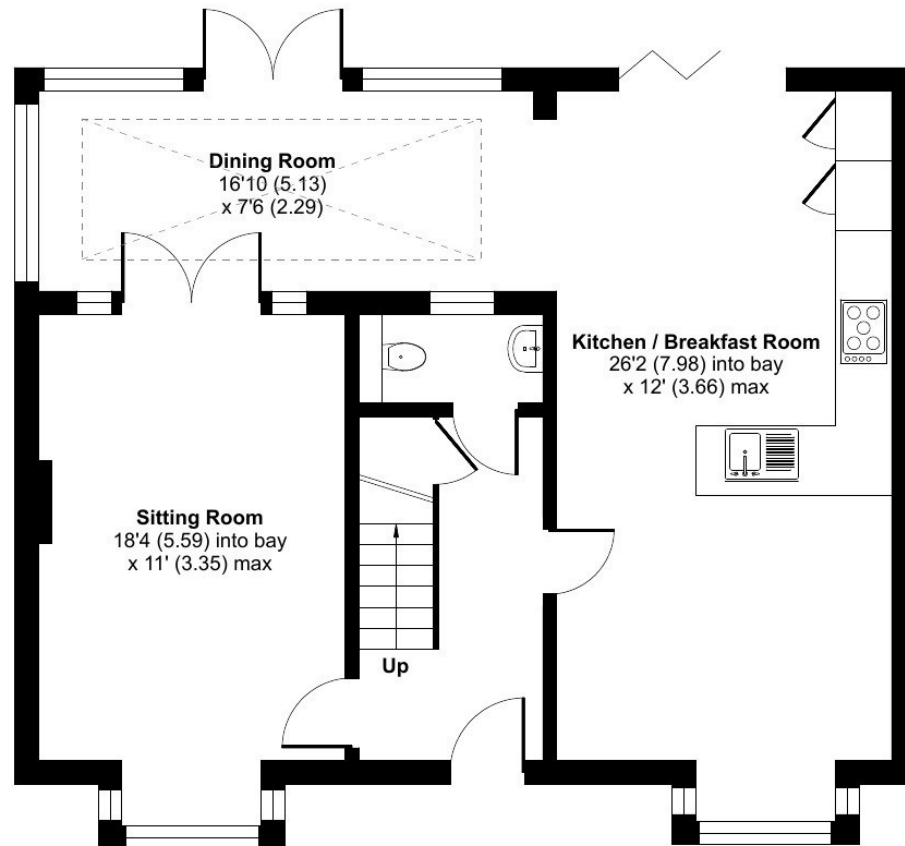
Ripley Village

£895,000 Freehold

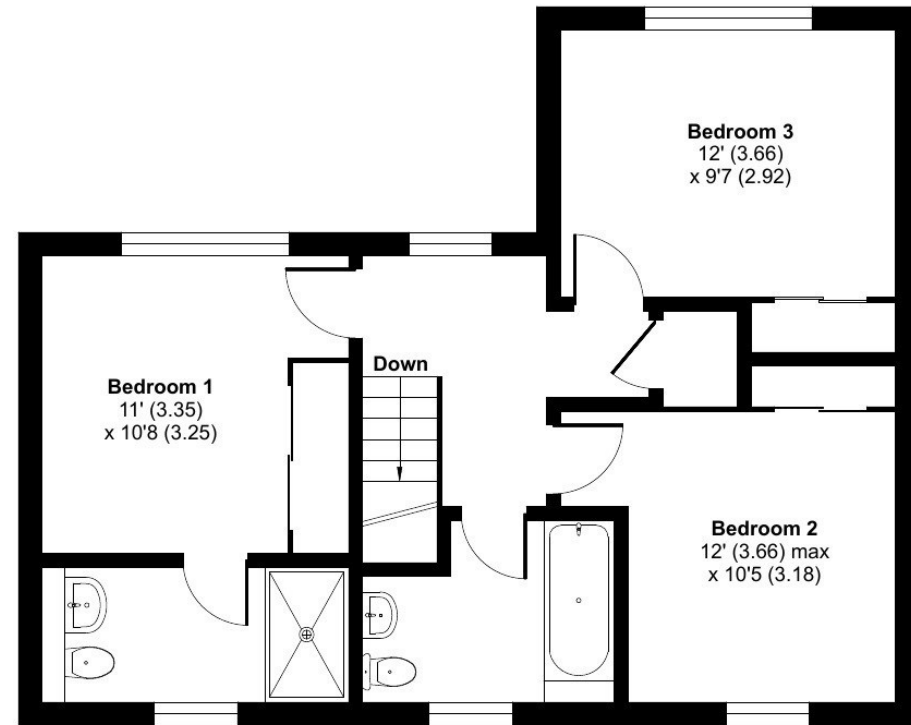
Westward Ho Cottages, Newark Lane, Ripley GU23

Approximate Area = 1349 sq ft / 125.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2023. Produced for Seymours Estate Agents. REF: 995717







Semi-Detached House • Three Double Bedrooms • Two Bathrooms • Open-Plan Kitchen/Breakfast Room
Orangery • Driveway Parking • Private Garden Backing onto Ripley Green • Excellent Transport Links



An attractive double fronted, three bedroom, two bathroom home situated in a conservation area and backing directly onto Ripley village green. The property benefits from off street parking for two cars and is within walking distance of the village centre.

The front door opens into an entrance hallway with heated wooden flooring throughout and a cloakroom. The sunny sitting room features a bay window, a wood burning stove and double doors that opens into the bespoke 'David Salisbury' orangery at the rear. This stylish space provides a wonderful additional reception room boasting electric roof windows and double doors opening out to the patio. The kitchen/breakfast room is light and spacious with a bay window overlooking the driveway and bi-fold doors to the rear. The kitchen is fitted with shaker-style units, a glass splashback and a peninsular breakfast bar, all with stone worktops. An extensive selection of Integrated appliances include; a dishwasher, a microwave, a fridge-freezer and a washing machine.

To the first floor, there are three double bedrooms, all with built-in wardrobes, the principle bedroom boasts an ensuite shower room and wonderful views over Ripley Green. The stylish family bathroom services the remaining two bedrooms.

To the front, there is parking for two vehicles and an attractive walled garden with a gate leading to the rear garden, which is secluded with a sandstone patio area. A wooden cabin, provides addition space for use as an office, a hobby room or somewhere to simply sit and enjoy the afternoon and evening sun. The big draw of this home is of course the location, back directly onto and with access to Ripley Green.

The property is situated on Newark Lane, backing directly onto the village green and within walking distance of local shops, many pubs and amenities.



Ripley is an historic and sought-after village in Surrey popular with all walks of life: families, young professionals and downsizers alike. The village 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. Pinnocks Coffee House on the High Street has been awarded Best Coffee Shop in Surrey. For something more relaxed there is also a wide selection of local pubs to choose from.

The area has excellent road and rail connections 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 B / Council Tax Band F

Viewings:

Strictly by appointment through Seymours Estate Agents

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