

High Street, Ripley GU23

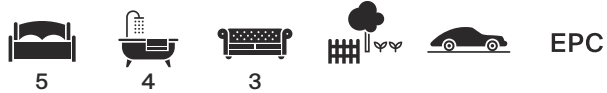


A stunning period home, meticulously refurbished

Yew Tree House is a Grade II listed family home in the heart of the popular village of Ripley.

The interior perfectly combines the original features of the home with exposed brickwork, beams and open fireplaces complemented by the tasteful decor and luxurious fittings throughout.

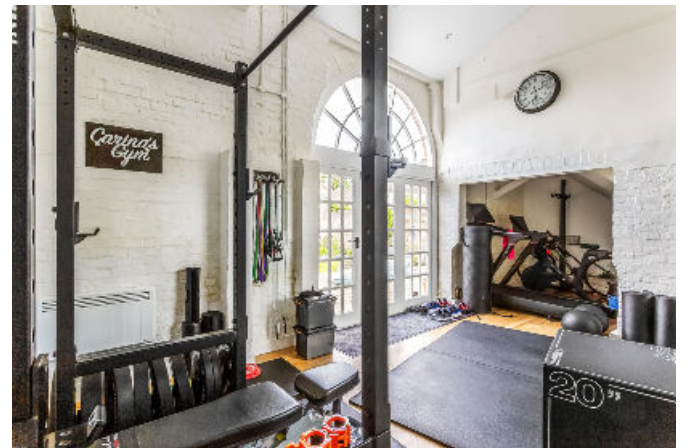
Ground floor accommodation includes dining room, drawing room with inglenook fireplace, study and a recently extended refurbished bespoke kitchen / breakfast room with aga and french doors leading out to the rear patio and walled garden.



Tenure: Freehold

Local authority: Guildford Borough Council

Council tax band: H





To the first floor, the light landing area leads to the sumptuous principal bedroom suite with a dressing room, three additional bedrooms and two bathrooms.

A3 - 0.9 miles

M25 Jct 10 - 2.7 miles

Cobham - 4.5 miles

Woking - 4.8 miles

Guildford - 6 miles

(All distances are approximate)

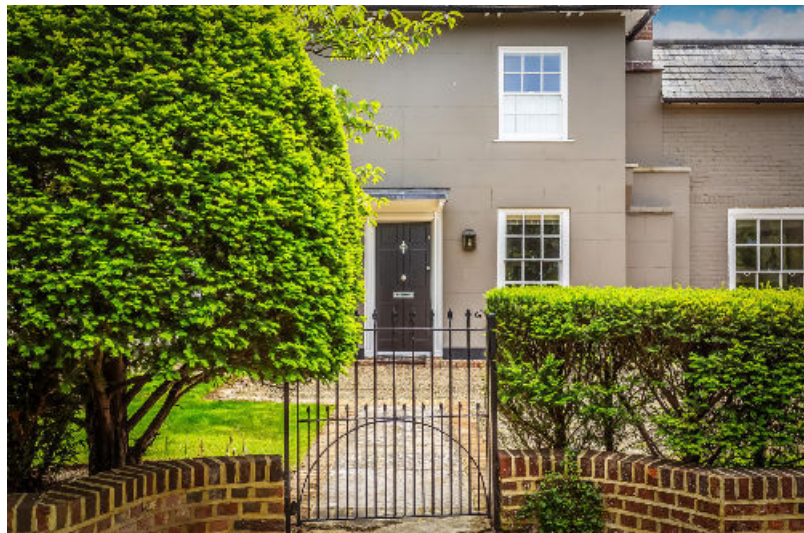


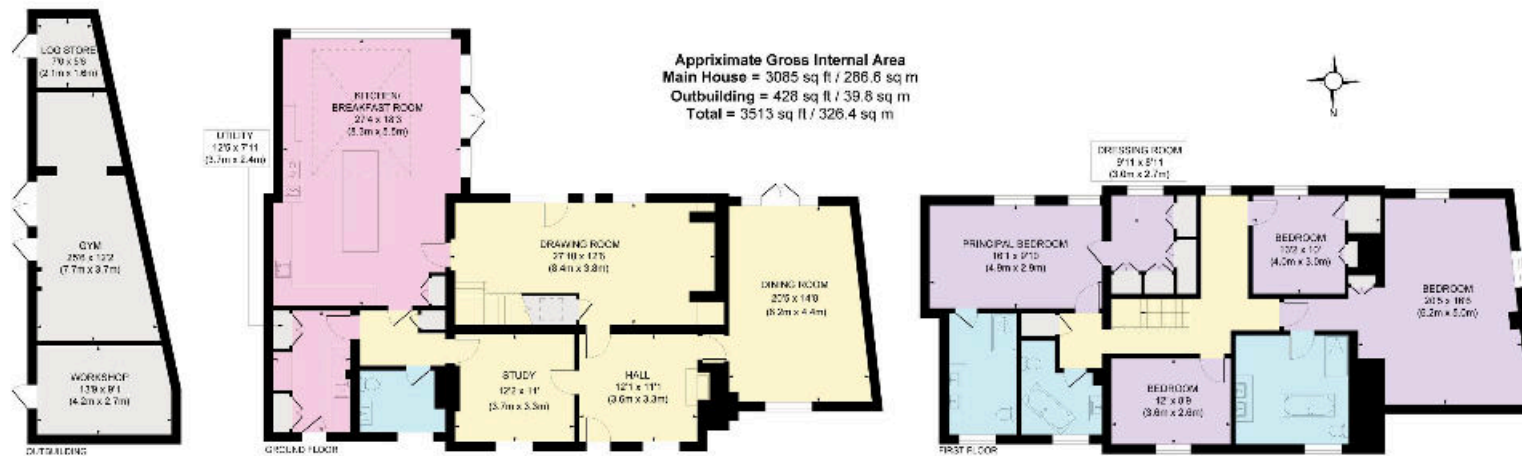
Externally, the property offers off-street parking to the front and a large walled garden to the rear which offers privacy and has been recently landscaped with extensive planting and a new patio. The old Coach House to the rear of the garden has been converted into a gym and includes a separate workshop and log store.

Location description

The Village offers an excellent range of shops for everyday use as well as popular coffee shops, restaurants and public houses. The property overlooks the Village Green which accommodates the historic Cricket club and welcomes the hugely popular farmers market on a monthly basis.

For more comprehensive shopping facilities the towns of Woking & Guildford are a short drive away. Woking offers a fast mainline train service to London Waterloo, whilst by car, the A3 offers links to central London and the M25 to Gatwick & Heathrow. For sports, there is The Spectrum in Guildford with Ice rink & there is also an abundance of choices for Golf, Cricket, Rugby & Tennis.





This plan is for layout guidance only. Not drawn to scale unless stated. Minimal survey data is shown in the proposed or on the plan, please check all dimensions, angles, and compass bearings before making decisions related to the plan.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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