



Grove Heath, Ripley **GU23**

Character home on two acre plot

The main part of this cottage in the Ripley countryside is thought to date to the 1600s and the house benefits from plenty of period charm as well as a large plot of just over two acres, much of which is laid to lawn.

There is a tennis court to one side of the garden and a playhouse, garage and stable to the other. Above the garage is a large study/games room with apex ceiling and garden views. To the front of the house there is a gated driveway which provides off-street parking for multiple vehicles.



Tenure: Freehold

Local authority: Guildford Borough Council

Council tax band: G

To the right of the generous entrance is a dual-aspect family room with a woodburner as a focal point. To the left of the entrance hall is the formal dining room. The kitchen, breakfast and utility room which lead from there are in the more recent part of the house and offer the opportunity for a new owner to update to contemporary tastes.

To the rear of the ground floor is a spacious sitting room with large panes of glass and sliding doors that provide views out to the garden and tennis court, as well as access to the southerly-facing patio terraces. This room also benefits from having a working fireplace. A WC completes the ground floor.







To the first floor are three double bedrooms each with built-in wardrobes and vaulted ceilings. This is in addition to the large principal suite with its apex ceiling, generous storage space, en suite bathroom and bay window providing views of the garden.

The property is situated in the Grove Heath hamlet just outside the centre of the historic village of Ripley. Ripley offers an excellent range of shops for everyday use as well as hugely popular coffee shops, restaurants, and public houses. Ripley Village: 1.2 miles.

For more comprehensive shopping facilities the towns of Woking and 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 and Heathrow.

For sports, there is The Spectrum in Guildford with an ice rink and there is also an abundance of choices for golf, cricket, rugby & tennis.

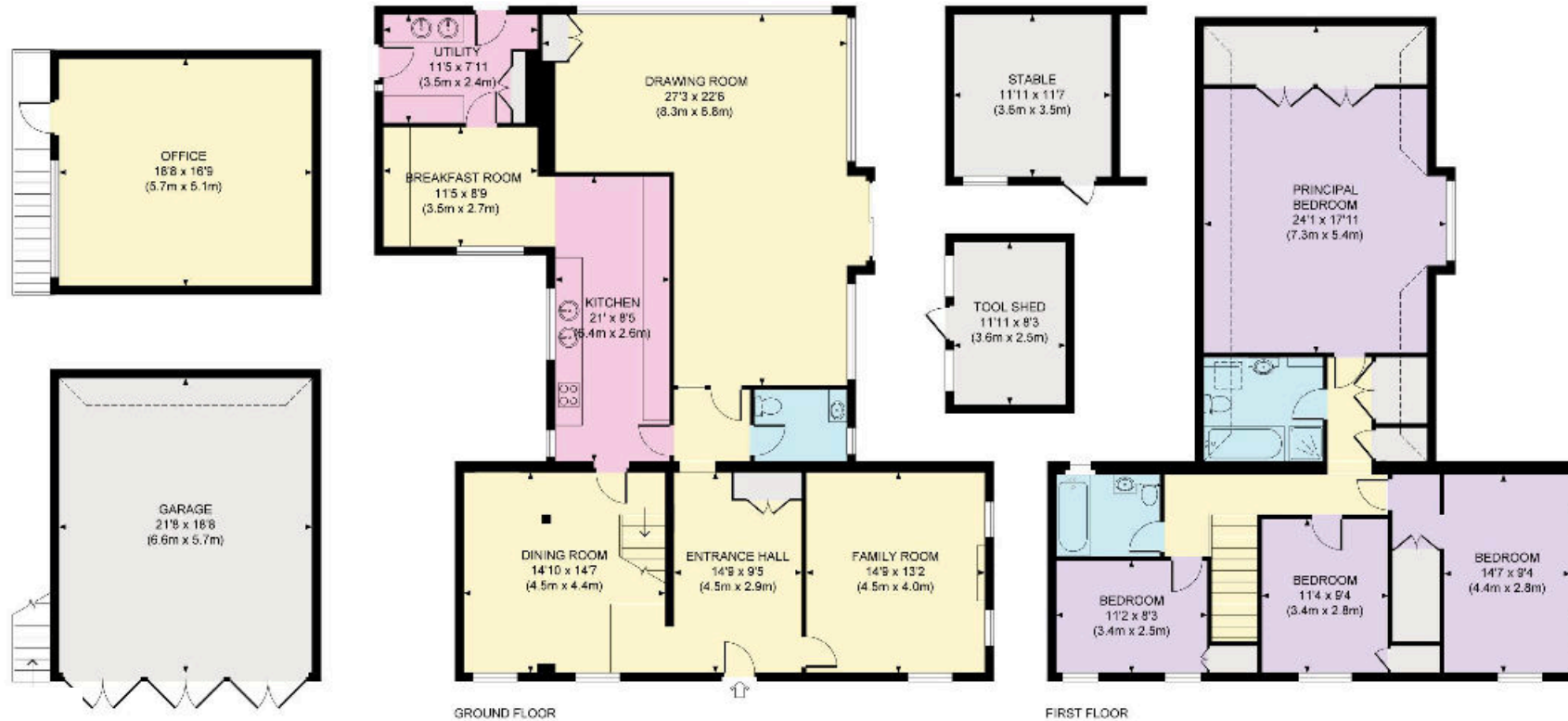








Approximate Gross Internal Area
2599 sq ft / 241.5 sq m
Approximate Gross Internal Area Outbuildings
943 sq ft / 87.6 sq m
Total Gross Internal Area 3542 sq ft / 329.1 sq m



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

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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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