



High Street, Ripley, GU23

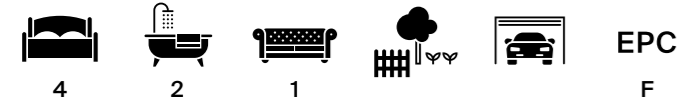




A superb opportunity to create your dream home in Ripley, GU23.

This detached period house is primely positioned on Ripley High Street and offers more than 2,500 sq ft of space, it has great potential to renovate and extend, subject to the usual consents.

The property's current layout has a variety of reception areas on the ground floor with the large rear room having glass French doors onto the southerly-facing garden.



Tenure Freehold
Local Authority Guildford Borough Council
Council Tax Band D



The first floor is currently organised as four bedrooms, two bathrooms and a kitchen having previously been self-contained. As a result there is potential to alter the layout and modernise to create an impressive family home.

The property is chain free and has a garage and an off-street parking space to the front.

Location

The Village offers an excellent range of shops for everyday use as well as hugely 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 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 Ice rink and there is also an abundance of choices for Golf, Cricket, Rugby & Tennis.

Distances

A3 0.9 mile, M25 (jct 10) 2.7 miles, Cobham 4.5 miles, Woking 4.8 miles, Guildford 6 miles, Central London 25 miles (all distances are approximate).



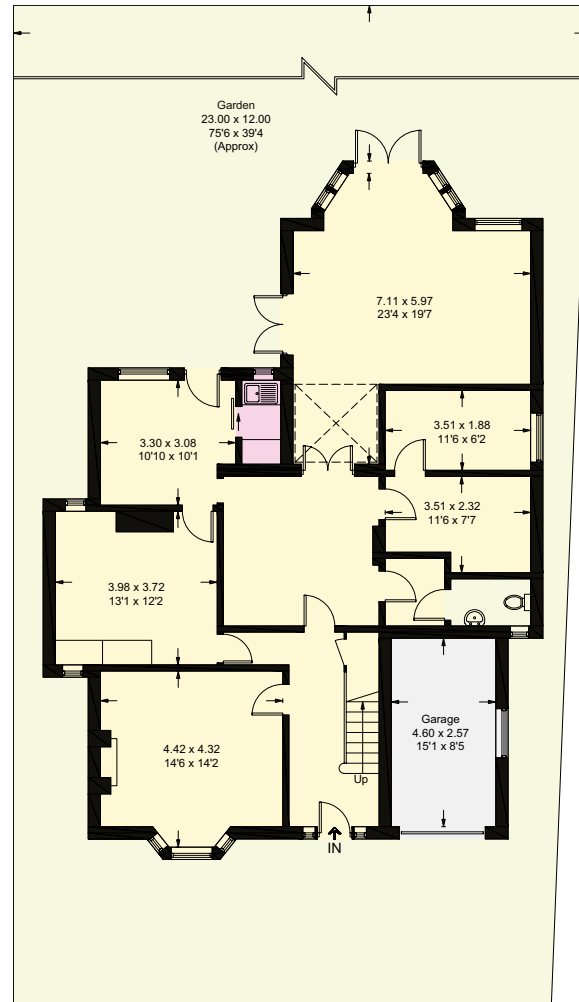
Approximate Gross Internal Floor Area

220.4 sq m / 2372 sq ft

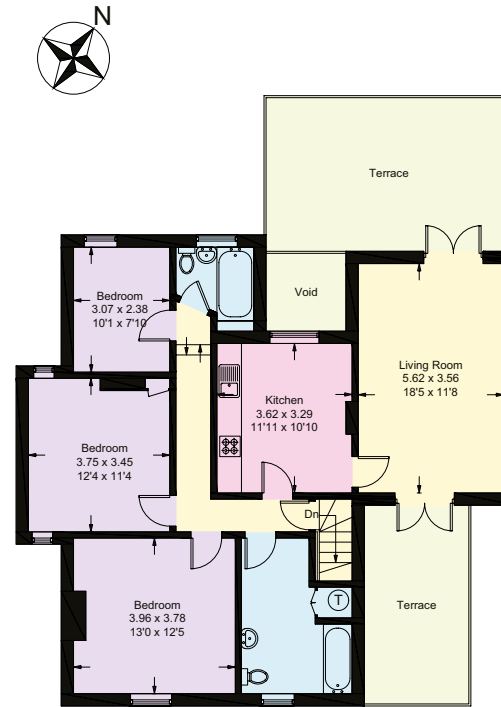
Garage = 11.7 sq m / 126 sq ft

Total = 232.1 sq m / 2498 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor



First Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

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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 October 2024. Photographs and videos dated October 2024.

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