



Little Orchard, Ripley, Woking, Surrey



Set in the ever popular address of Boughton Hall Avenue, Little orchard is a **immaculately presented family home** extends to just over 3,000 square feet of modern living accommodation.

The ground floor accommodation comprises of a good size kitchen to the front of the house, a separate dining room and sitting room both views and access onto the garden.

On the first floor is the principal bedroom with an en suite and bay window, there are three other bedrooms on this floor that use the family bathroom. On the top floor is the fifth bedroom.

The self-contained annexe offers versatile space that can serve as guest accommodation, a home office, or an independent living area for extended family. It includes a bedroom, bathroom, living area, and a kitchenette, all finished to the same high standard as the main house.

The garden is laid predominately to lawn with a patio, a gravel driveway provides plenty of off street parking as well as a garage.



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 EPC C

Tenure Freehold
 Local Authority Guilford Borough Council
 Council Tax Band G

Location

Boughton Hall Avenue is a very popular, private road just a short drive from Ripley Village- a delightful English 'foodie' village in the heart of Surrey, close to Guildford and Woking and within easy reach of central London and Heathrow and Gatwick Airports.

Ripley 1.6 miles, Woking 4.2 miles, East Horsley 6 miles, Cobham 6.3 miles, London 27.2 miles, Heathrow 20 minutes, Gatwick Airport 30 minutes (All distances and times are approximate).



Approximate Gross Internal Floor Area

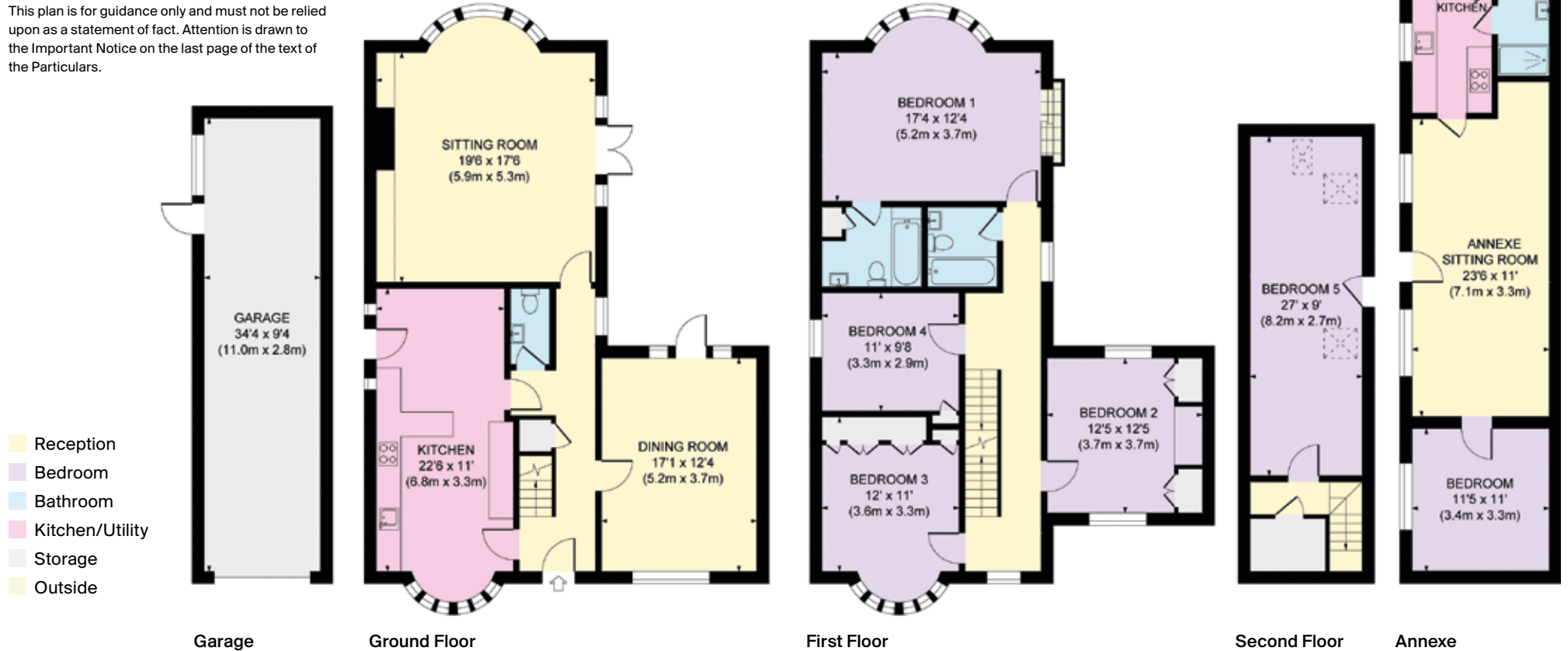
Main House= 2197 sq. ft/ 204.11 sq. m

Garage = 338 sq. ft/ 31.43 sq. m

Annexe = 529 sq. ft/ 49.10 sq. m

Total = 3064 sq. ft/ 284.64 sq. m

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.



Knight Frank Cobham
50 High Street
Cobham, Surrey
KT11 3EF
knightfrank.co.uk

We would be delighted to tell you more

Charles Davenport

01932 591602

charles.davenport@knightfrank.com

Tom Knowlden

01932 591610

tom.knowlden@knightfrank.com



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 July 2024. Photographs and videos dated July 2024.

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