



Portsmouth Road, Ripley **GU23**

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## Situated in close vicinity to Ripley high street.

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The front door of this property opens to an entrance hall that provides access to the ground floor accommodation and cloakroom. To the front is the kitchen/breakfast room, which offers generous storage. A well-sized sitting room leads to the conservatory.

The principal bedroom has a Juliette balcony overlooking fields to the rear, a range of fitted wardrobes and an en suite with a walk-in shower. There are two further bedrooms (a double and a single) which share the family bathroom fitted with a modern white suite. A further double bedroom is located on the second floor and features a high ceiling, fitted wardrobes and a Velux window.



**Tenure:** Freehold

**Local authority:** Guildford Borough Council

**Council tax band:** F





The rear garden is mainly laid to lawn and surrounded by post and rail fencing that backs on to the fields beyond. The patio area can be accessed via the garden room, whilst a pathway gives side access to the front of the property, where there are two allocated parking spaces.

Ripley high street offers an excellent range of shops for everyday use, hugely popular coffee shops, restaurants, public houses, and the Village Green, accommodating the historic Cricket club and welcoming the hugely popular farmers market every month.

The towns of Woking and Guildford are a short drive away for more comprehensive shopping facilities. Woking offers a fast mainline train service to London Waterloo, while the A3 offers links to central London and the M25 to Gatwick and Heathrow by car. 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.







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 decisions reliant upon them.

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Particulars dated March 2024. Photographs and videos dated March 2024.

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