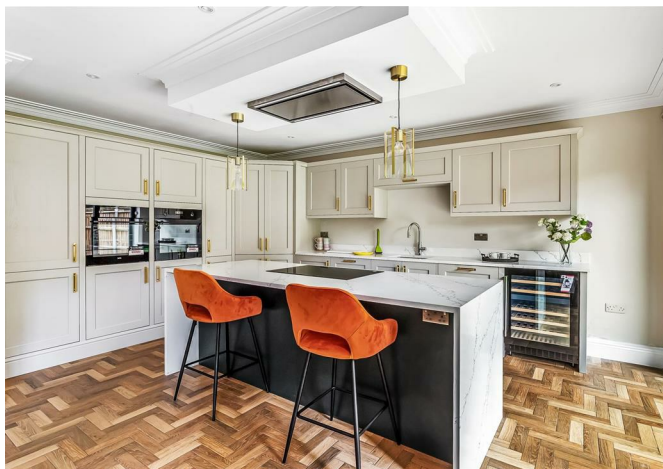




Plot 7 Field Way, Ripley, Surrey, GU23 6HJ

Price Guide £900,000



- STUNNING DETACHED 4 BEDROOM HOUSE
- BI-FOLD DOORS ONTO WEST FACING GARDEN
- VILLAGE LIVING WITH EASY COMMUTER LINKS
- 23'FT KITCHEN/ DINING ROOM WITH SEPARATE RECEPTION ROOM
- HIGHLY APPOINTED KITCHEN WITH BUILT IN LARDER
- CAR PORT & PARKING FOR 2 CARS
- POTENTIAL TO INCLUDE BESPOKE ORANGERY
- UNDERFLOOR HEATING THROUGHOUT
- DOWNSTAIRS UTILITY/CLOAKROOM
- 10 YEAR ICW WARRANTY

## Description

**\*\*SHOW HOME OPEN Saturdays 10am-4pm\*\*** This boutique development of just 9, contemporary two, three and four bedroom homes is brought to you by high end developer Tunsgate Homes of Clandon. Occupying a **GENEROUS PLOT** nestled neatly within this **EXCLUSIVE PRIVATE CLOSE**, number 7 **FIELD WAY** is a superb example of modern living at its finest.

On entering the property the wide, welcoming hallway is beautifully finished with wood effect ceramic tiling, deep skirtings and decorative coving. A formal drawing room is located to the front of the property with a low bay window being a particular feature of the property. A stunning kitchen/dining/family room to the rear of the property provides a generous hub for entertaining as well as every day family life. The elegant kitchen units are complemented by stylish stone worktops and finished with AEG appliances including double oven, induction hob, dishwasher, ceiling mounted extractor fan as well as Quooker hot tap and Hoover wine cooler.

The first floor is home to four good sized double bedrooms, a highly appointed family bathroom and equally stylish ensuite shower room to the master bedroom.

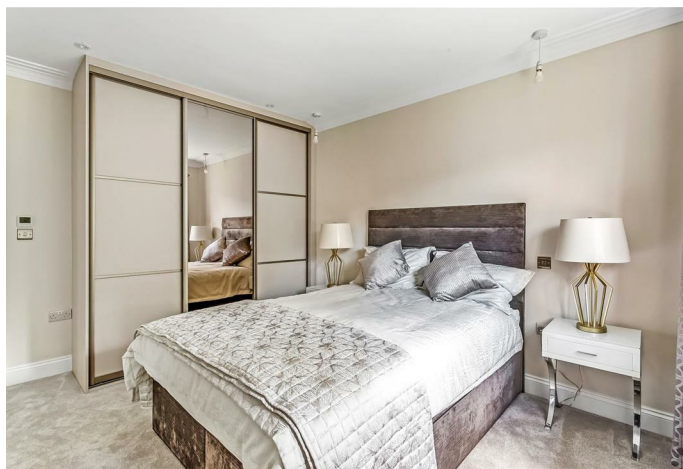
Outside there is ample parking including an attractive barn style car port and two further parking spaces. The pleasant rear garden is ideal for whiling the day away on a sunny afternoon. This property comes with the **POTENTIAL TO EXTEND** into the loft space as well as the opportunity to add an orangery/sun room to the rear. For peace of mind the property is pre wired for a burglar alarm system and also comes with a 10 year insurance backed warranty.

## Situation

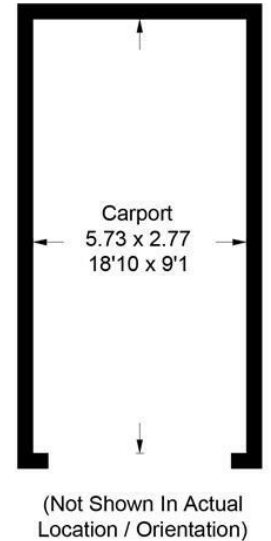
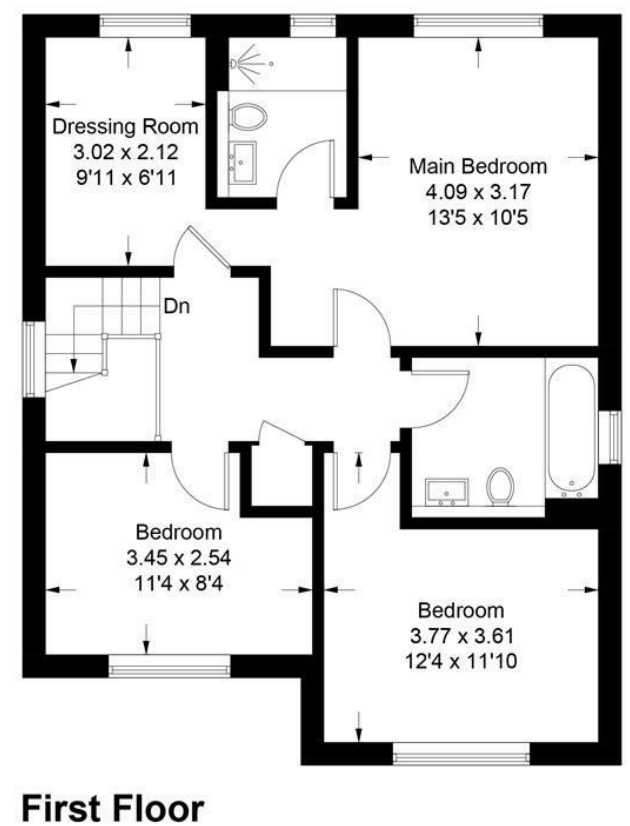
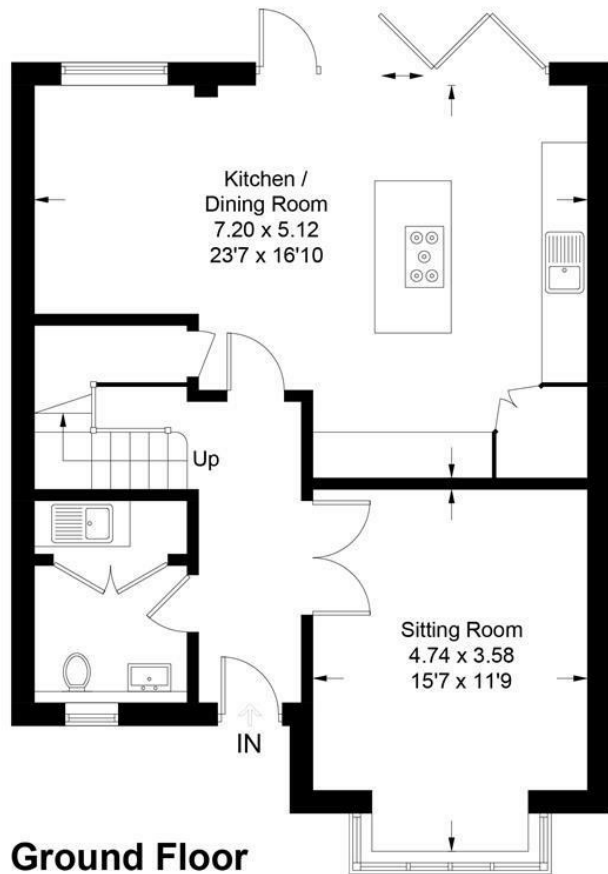
Perfectly positioned, Field Way is just a stone's throw from the many amenities Send and Ripley villages have to offer whilst still surrounded by rolling Surrey countryside. With bustling local pubs, delightful farm shops, a multitude of rural pathways, as well as a High Street abundant with boutique art galleries, cafes and restaurants, there is something for everyone. A short drive away from award winning RHS Gardens of Wisley, approximately 6 miles from Guildford High Street and a 5 minute drive from Clandon station, the residents of Field Way will reap the benefits of country living with modern conveniences on the doorstep.

\*NB photos are from the Show Home

<b>Tenure</b>	Freehold
<b>EPC</b>	TBC
<b>Council Tax Band</b>	TBC



Approximate Gross Internal Area = 128.1 sq m / 1379 sq ft  
(Excluding Carport)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID1089063)

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