



Plot 3 Field Way, Ripley, Surrey, GU23 6HJ

Price Guide £915,000



- DETACHED 4/5 BEDROOM HOUSE
- CARPORT AND PARKING FOR 2 CARS
- POTENTIAL FOR BESPOKE ORANGERY
- CLOSE TO STATION & STUNNING COUNTRYSIDE
- STYLISH AND SPACIOUS RECEPTION ROOMS
- BOUTIQUE DEVELOPMENT OF 9 HOUSES
- HIGH QUALITY BATHROOMS
- DESIRABLE SURREY VILLAGE OF RIPLEY
- EXTENSIVE KITCHEN AND DINING AREA
- 10 YEAR ICW BUILD WARRANTY

Description

****SHOW HOME OPEN SATURDAYS 10am-4pm****

This boutique development of just 9, contemporary 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 3 **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 covings. 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**

Tenure

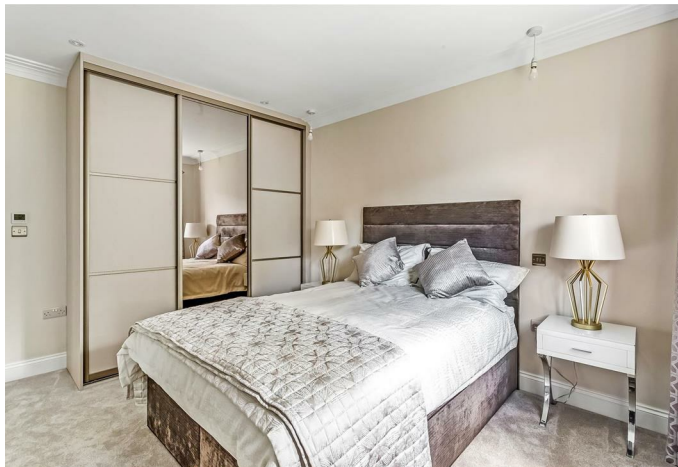
Freehold

EPC

TBA

Council Tax Band

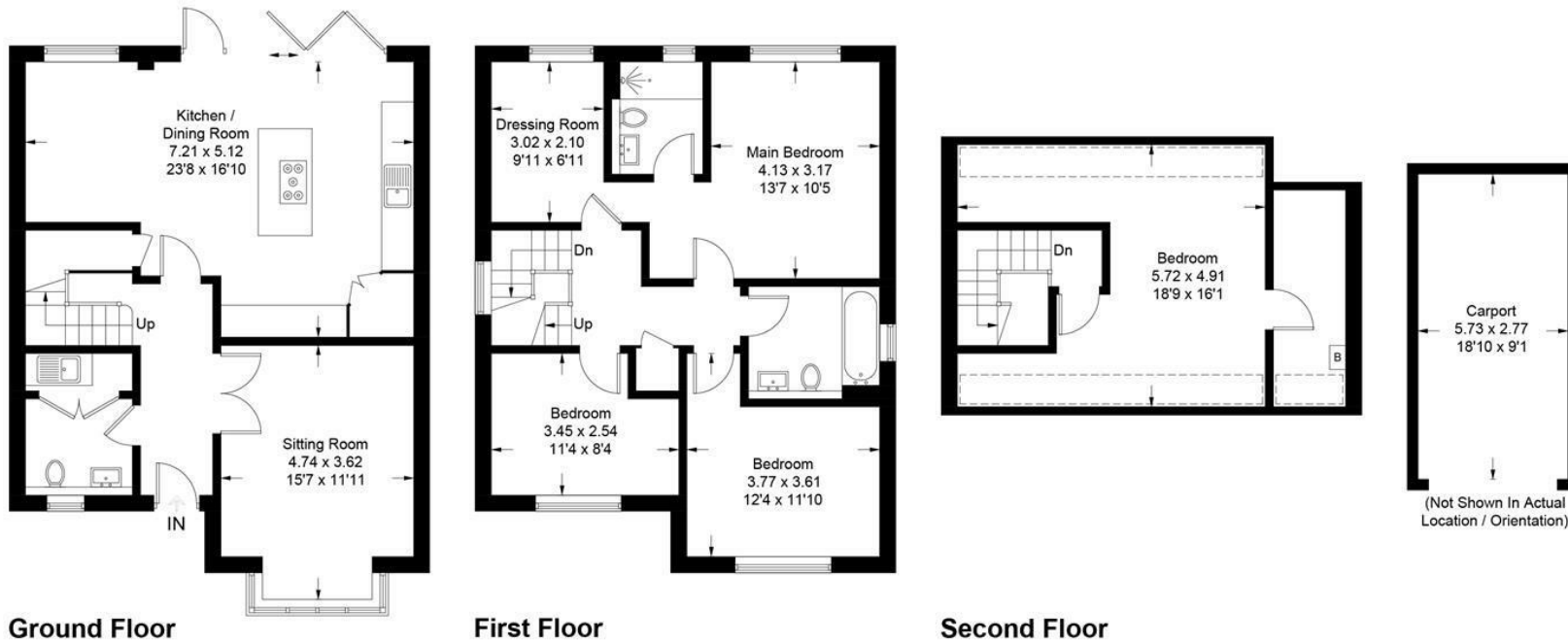
TBA



Approximate Gross Internal Area = 162.3 sq m / 1747 sq ft
(Excluding Carport)



 = Reduced headroom below 1.5m / 5'0



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. (ID1089052)

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