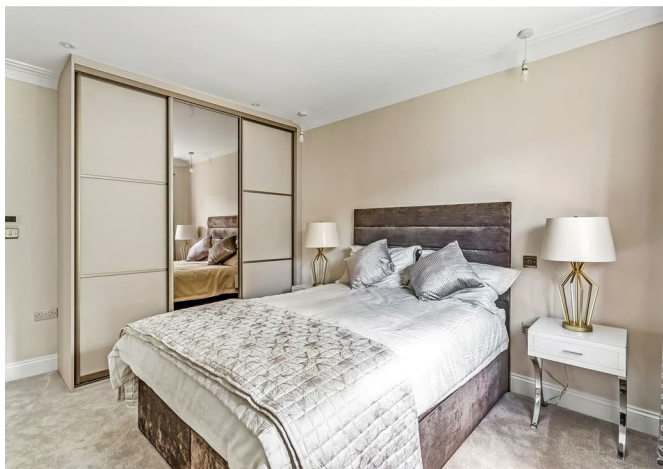




**patrick
gardner**
RESIDENTIAL

Plot 4 Field Way, Ripley, Surrey, GU23 6HJ

Price Guide £900,000



- 4 BEDROOM DETACHED HOUSE
- WEATHERED YELLOW BRICK ELEVATIONS
- 23' KITCHEN/DINING ROOM
- WIDE CENTRAL ISLAND UNIT
- SEPARATE LOUNGE WITH BAY WINDOW
- HIGH QUALITY PORCELAIN PATIO
- UNDERFLOOR HEATING THROUGHOUT
- LANDSCAPED GARDENS
- CAR PORT & 2 PARKING
- 10 YEAR ICW WARRANTY

Description

Set within this EXCLUSIVE PRIVATE CLOSE, number 4 FIELD WAY is a lovely four bedroom detached home suitable for both families and downsizers alike. The wide, welcoming entrance 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.

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 three further parking spaces. The pleasant rear garden is ideal for whiling the day away on a sunny afternoon. For peace of mind the property 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.

Tenure

Freehold

EPC

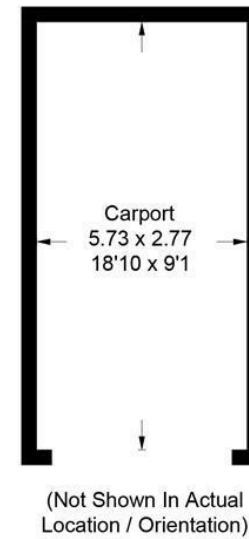
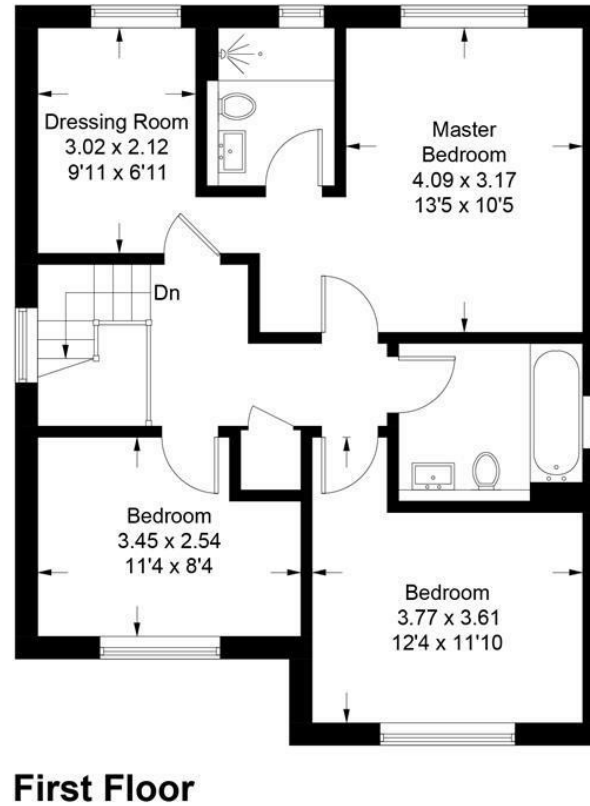
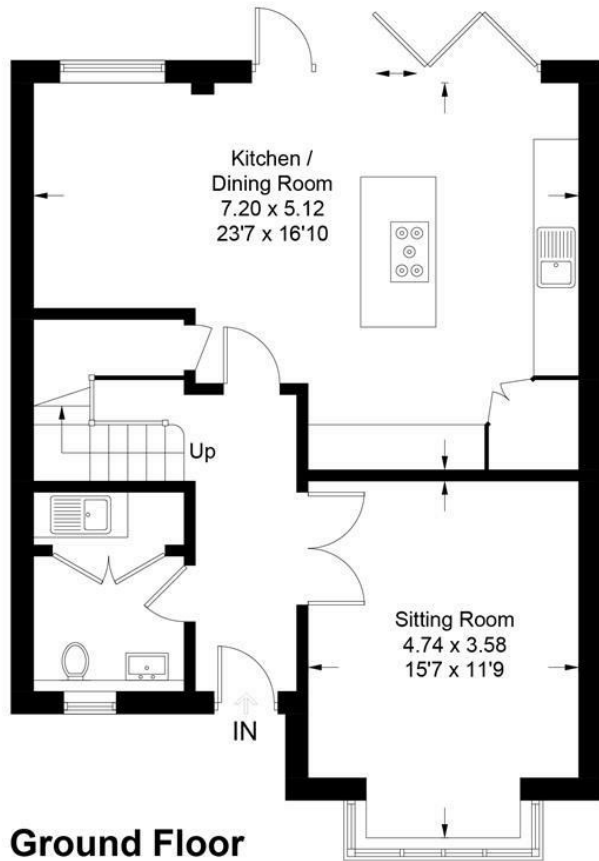
B

Council Tax Band

TBA



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. (ID1089057)

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