



RIPLEY

£350,000

Nestled within the charming village of Ripley, this rare gem of a one-bedroom, semi-detached freehold bungalow, it is a true find in today's market.

Hedgcroft Cottages, Newark Lane, Ripley, Woking, GU23

Approximate Area = 476 sq ft / 44.2 sq m

For identification only - Not to scale



GROUND FLOOR

Hedgcroft Cottages, Newark Lane, Ripley, Woking, Surrey, GU23 6DD

- **Semi Detached Bungalow**
- **One Bedroom**
- **Modern Kitchen & Bathroom**
- **Potential To Extend STPP**
- **Good Size Garden with Side Access**
- **Two Outbuildings**
- **Walking Distance of Ripley Village**

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Inside, a modern kitchen and bathroom await, reflecting the care put into this home. But what truly sets this property apart is its potential for expansion, subject to the usual consent. Outside the property features two outbuildings and side access, a coveted feature providing convenience and additional privacy. As you step into the well-maintained garden, you will appreciate the generous space, perfect for outdoor gatherings, gardening, or simply basking in the tranquillity of this idyllic setting. With Ripley Village just a leisurely walk away, this residence is perfectly positioned for a delightful and convenient village lifestyle, making it a rare and coveted find for those looking to embrace the charm of this historic community.

Ripley High Street boasts a delightful blend of independent retailers, coffee shops, and antique stores, complemented by the close proximity of larger towns such as Woking, Cobham, and Guildford. Beyond the village, a short drive away, one can immerse themselves in the county's rich heritage at Clondon Park and Hatchlands Park, both cherished National Trust properties. Nature enthusiasts can revel in the abundance of countryside walks, be it along the picturesque River Wey or within the world-renowned gardens of The Royal Horticultural Society at Wisley. Conveniently, Junction 10 of the M25 and the A3 are easily accessible, and reaching London is a breeze via train.

Council Tax Band C – EPC Rating D

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.



