

Oldlands Drive, Ripley, GU23




A **stunning** three double bedroom house in a modern development in Ripley, GU23. Chain free.

The front door opens into a welcoming entrance hall with a guest cloakroom and grey wood-effect flooring, which continues throughout the ground floor. The spacious open-plan reception room is bright and features a modern wood-burning stove in one corner. There is plenty of space for a dining table alongside a lounge suite, while an under-stair cupboard provides functional, additional storage. The French doors fill the room with natural daylight and provide access to the easy-to-maintain rear garden, complete with a newly installed wooden outbuilding.

The kitchen is fitted with a generous range of shaker-style units with granite worktops and integrated appliances, including an oven, an electric hob, a fridge/freezer and a dishwasher.

The larger of the two bedrooms on the first floor overlooks the rear garden, which has built-in wardrobes and a luxury en suite bathroom. The second double bedroom to the front also enjoys an en suite shower room and is used as a further sitting room/study by the current owners. The principal suite is on the top floor and benefits from separate storage and an en suite shower room.


3


3


1





EPC
B

Tenure
Freehold

Local Authority
Guildford Borough Council

Council Tax
Band E



There is a block paved driveway with parking for two vehicles at the front. The rear garden is laid to lawn with a patio area and screened by high fencing.



Location

Close by is the village of Ripley, a trendy, enjoyable village again adorned with period cottages and listed buildings that line the high street with specialist shops, an excellent new farm shop and bistro, public houses, a supermarket, hotel, and the village green also hosts a very popular Farmers Market.

The nearby towns of Cobham and Guildford provide a wide selection of restaurants, shopping, and entertainment, supplemented by a fast train service to London and the southwest. The M3 and A3 lead to London and the south coast. Junction 10 of the M25 is approximately 2 miles away, providing access to the national motorway network and London's international airports.

Sporting facilities in the area include the neighbouring Wisley Golf Club, Worplesdon Golf Club, Woking Golf Club and Westhill Golf Club. The large village green supports cricket, football, other activities, and a fabulous annual Guy Fawkes night celebration.

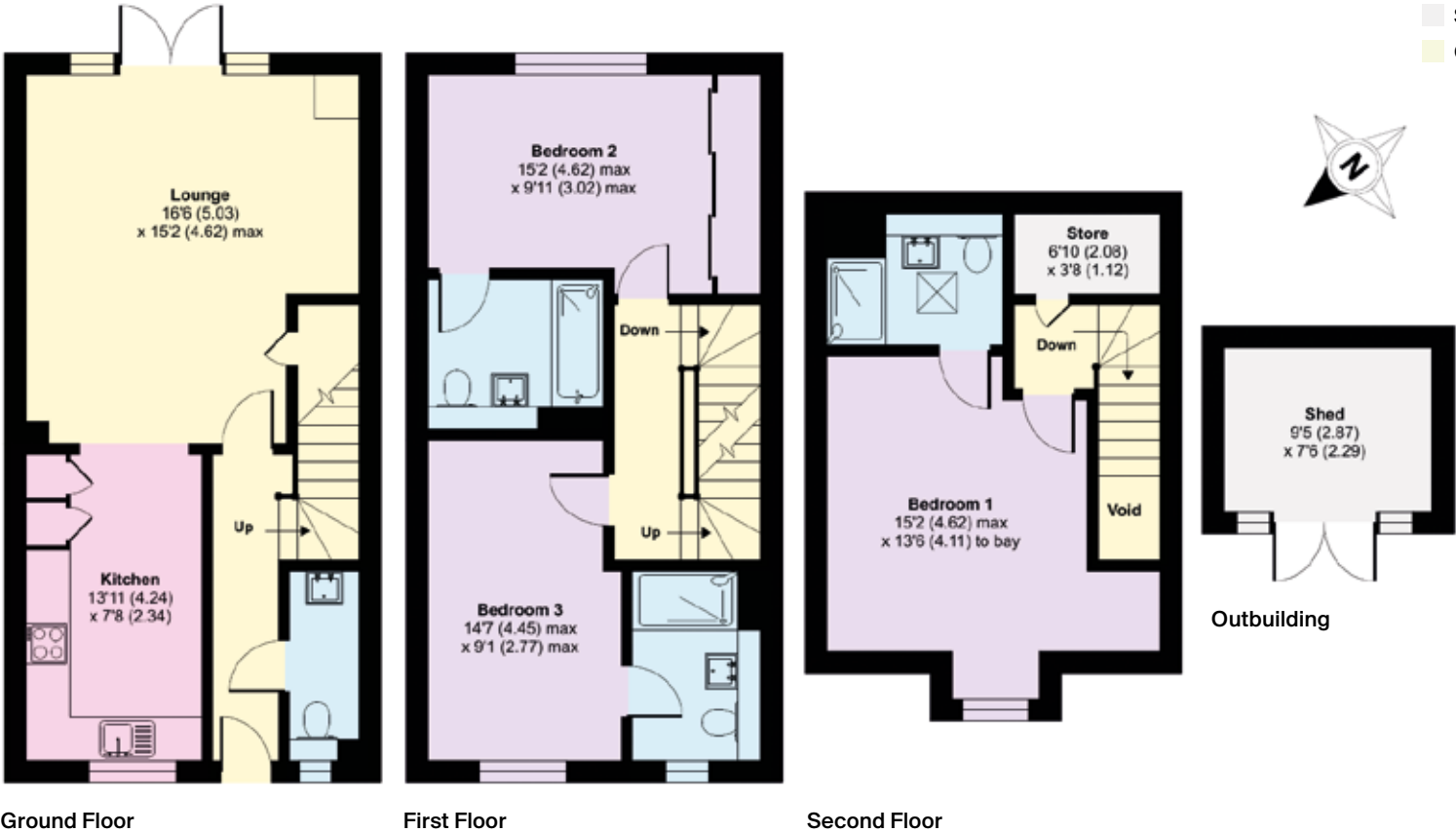
The surrounding area is well known for its excellent network of footpaths and bridleways, including the Wey Navigation and the popular RHS Garden at Wisley.



Approximate Gross Internal Floor Area
Approximate Area = 1249 sq ft / 116 sq m
Outbuilding = 71 sq ft / 6.6 sq m
Total = 1320 sq ft / 122.6 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2025. Photographs and videos dated 2024.

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