

Wills & Smerdon



**Lundy, 10 Newark Close
Ripley, Surrey GU23 6DW**

Guide Price £695,000 Freehold

The entrance to this property is accessed via a large gravel driveway. The front door opens into a hallway that gives access to all of the principle living areas and a bathroom. The double aspect sitting room is bright and spacious with an electric feature fire place and French doors that open out onto the lean to conservatory and rear garden. Across the hallway is an area giving access to the first floor and front aspect bedroom. There is also a further generous sized double bedroom having front aspect with built-in cupboards.

The kitchen has a good range of cupboards and plenty of space for a small breakfast table and chairs. A door leads into the lean-to sunroom with further access to the rear garden.

To the first floor is a 3rd bedroom with access to the eaves which offers substantial storage.

Outside to the front is a large driveway surrounded by mature hedging with an attached garage. The front of the property is mainly laid to gravel with mature shrub borders. The South East facing rear garden is very generous in size with well established trees and shrub borders surrounding the lawn. A full width patio runs across the back of the property giving access to an outside shed.

6 Station Parade, East Horsley, Surrey, KT24 6QN

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Newark Close is a small, quiet residential cul-de-sac situated on the fringes of Ripley. Properties on this road are not often available as residents tend to rarely move. The village is within walking distance as is the Wey Navigation and the local pub: The Seven Stars. The property is also close to Papercourt sailing and fishing lakes with a public footpath available to access this lovely spot.

Ripley is an historic and sought-after village in Surrey popular with all walks of life: families, young professionals and downsizers alike. The village is said to have the largest village green in England (approximately 65 acres) and benefits from a fantastic selection of award-winning café's, shops, pubs and restaurants. Pinnocks Coffee House on the High Street has been awarded Best Coffee Shop in Surrey. For something more relaxed there is also a wide selection of local pubs to choose from.

The area has excellent road and rail connections with the A3 and Junction 10 of the M25 orbital being within close proximity. Woking Station offers regular service to London Waterloo with trains about every 7 minutes and a journey time of around 22 minutes. Alternative services are provided from West Clendon with trains to London Waterloo arriving within one hour.

Mains electric & drains.

Tenure: Freehold Guildford Borough Council Tax Band E



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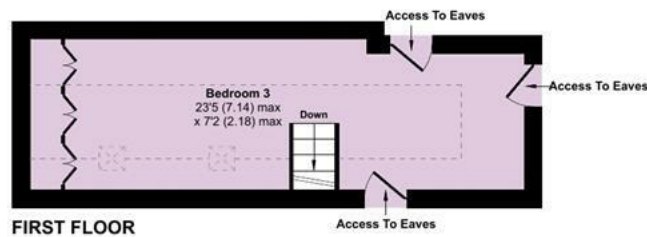
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Approximate Area = 989 sq ft / 91.9 sq m
 Limited Use Area(s) = 91 sq ft / 8.4 sq m
 Garage = 147 sq ft / 13.6 sq m
 Total = 1227 sq ft / 113.9 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Wills and Smerdon. REF: 1070888

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From our office in Ripley High Street, turn right into Newark Lane and follow the road out of the village through the chicane. After passing the turning into Polesden Lane, Newark Close will be found next turning on the left hand side. 'Lundy' is the 1st property on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		15	79
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WHAT NEXT?
 If you would like to book a viewing for this property please do not hesitate to contact our expert sales team using the contact details below.

Important note to applicants: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements of Representation or fact. The services, systems and appliances listed in this specification have not been tested and no guarantees as to their operating ability or efficiency are given. All floorplan measurements and layouts have been taken as a guide to prospective buyers only and must not be relied upon. Please note that the Sq Ft measurements in the EPC will differ from the floorplan. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view a property.

