

Wills & Smerdon

Sales • Lettings • Management



Heathfield, Heath Rise,
Ripley, Surrey GU23 6ET





Wills & Smerdon are delighted to bring to market this fabulous well presented detached family home offering substantial living accommodation and neatly tucked away in a beautiful semi-rural location, surrounded by fields and just a short drive from Ripley village.

Four Double Bedrooms - Two Reception Rooms - Three Bathroom/shower rooms - Kitchen - Dining Room - Plot Approx 0.418 of an acre - South Facing Rear Garden - Overlooking Fields to the Rear





Heathfield, Heath Rise, Ripley, Surrey

Welcome to this lovely home, offering over 1,911 sq ft of accommodation and tranquilly situated within a quiet private road, boasting only eight houses and offering great views of picturesque fields to the rear.

Nestled in a sought after location, this home is conveniently positioned roughly a mile from Historic Ripley Village with its blend of amenities, including shops, inviting cafes, traditional pubs, a Michelin-starred restaurant, a post office, and the idyllic village green.

The majority of the interior of this residence has been updated with the accommodation now including a spacious kitchen, two distinct reception rooms, dining room and four bedrooms, two with ensuite facilities.

Outside, the mature private south facing garden spans approximately 0.418 of an acre plot and provide a tranquil retreat, backing onto the surrounding fields, and provides plenty of off road parking.

This excellent property, tucked away within a no through road, presents a unique opportunity for those with a vision to extend the ground floor accommodation, should this be so desired (stpp).

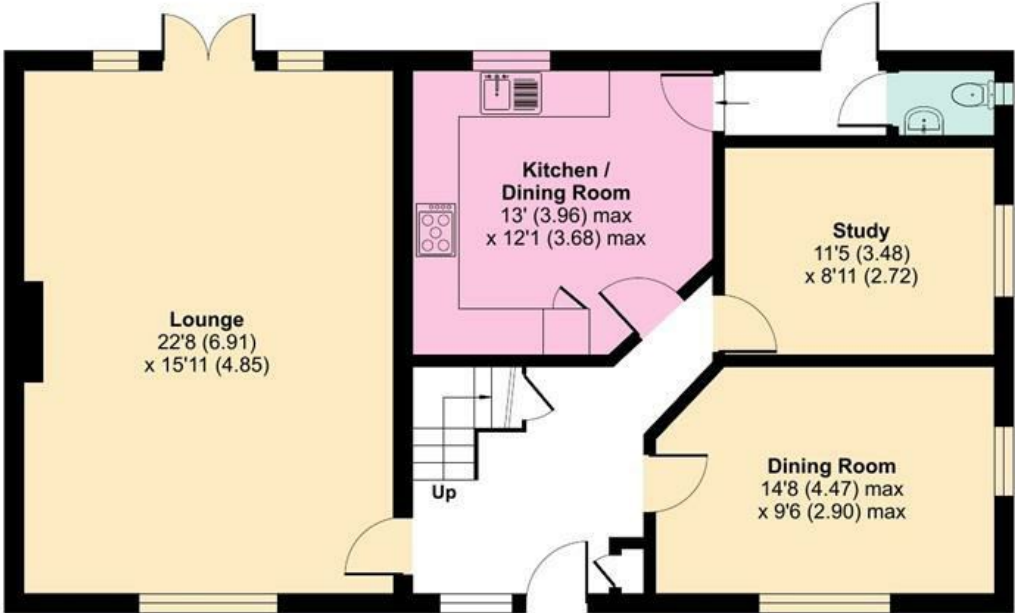
Ripley High Street boasts a delightful blend of independent retailers, complemented by the close proximity of larger towns such as Woking, Cobham, and Guildford. Beyond the village, a short drive away, one can immerse themselves in the county's rich heritage at Clandon Park and Hatchlands Park, both 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 RHS at Wisley. Conveniently, Junction 10 of the M25 and the A3 are easily accessible, and reaching London is a breeze via train connections from Clandon station, as well as mainline routes from Woking and Guildford.

Tenure: Freehold. Driveway parking. Private Road Charges by agreement. Council Tax Band F. All main services including Broadband. Flood risk: Low





FIRST FLOOR



GROUND FLOOR





DIRECTIONS

From our office in Ripley, take the Portsmouth Road towards Guildford following the road for approx 1 mile. Turn left into Grove Heath Road which is opposite Ripley Nurseries plant centre and first left into Heath Rise, whereupon Heathfield will be found on the right hand side.///shout.issued.shut



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

