

Wills & Smerdon

Sales • Lettings • Management



Rambler Cottage, 5 Rose Lane
Ripley, Surrey GU23 6NE





A stunning period cottage situated in a picturesque location within the centre of Ripley Village.

Living Room with inglenook fireplace - Kitchen – Downstairs Bathroom - Three Bedrooms - Two Staircases – Off Road Parking – Large Rear Garden





Rambler Cottage, 5 Rose Lane

Ripley, Surrey

Wills and Smerdon are delighted to bring to the market this attractive Grade II Listed cottage situated in the heart of Ripley Village and once used as the local milking parlour. This property has an abundance of history and further benefits from off street parking. The front door of this period cottage is covered by a quaint over door canopy. Once across the threshold it opens directly into the lounge/dining room. With exposed ceiling beams and a large open, brick fireplace, the sitting room is filled with character. The dining area is a generous size with double aspect windows allowing natural light to pour in. The kitchen has a tiled floor and is fitted with a range of shaker style units, wooden worktops and a butler sink. A half glazed door also gives access to the generous rear garden. The bathroom is situated on the ground floor and is fully tiled with a modern white suite, comprising a bath with over head shower, WC and hand basin.

The property has two staircases that lead from the inner hallway up to separate areas of the first floor. The master and smaller third bedroom use one of the staircases and appreciate characteristic exposed beams throughout, whilst bedroom two uses the other.

The master bedroom has a built-in cupboard and doorway access into bedroom two, both benefit having high ceilings.

Outside to the front is a brick wall with gated access and a paved area suited to potted shrubs and flowers. There is off-street parking to the side with gated access to the rear garden, where both a block paved and hardstanding area are suited to outside dining. Beyond is a long lawn, edged with mature borders and enclosed with fencing. A shed is located at the far end for additional storage.

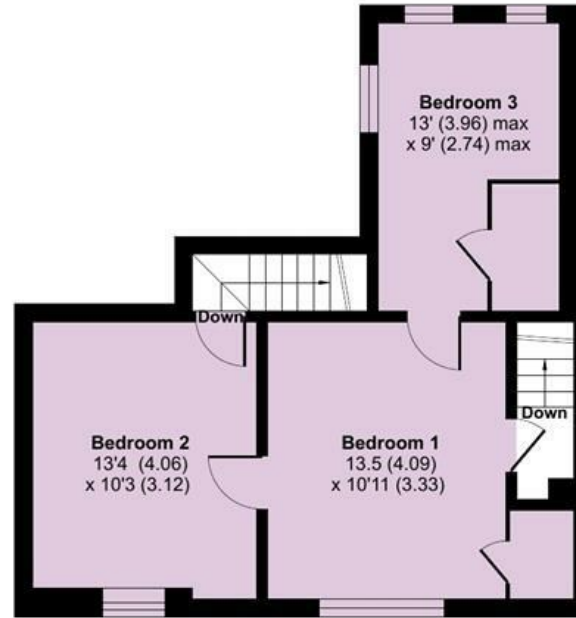
LOCAL AREA; Set in a sought after central location surrounded by epic scenic countryside in the vicinity, this property is ideally located for those who enjoy country walks, sailing on Papercourt Lake or bike rides thanks to its position directly on the Olympic cycle route. Ripley Village offers excellent local shops, bars, restaurants and tea rooms. Ripley offers a vibrant community with a rich calendar of social events including fairs and farmers markets. It offers excellent transport links with the M25 and A4 within 5 minutes' drive and sitting just 4 miles from Woking's mainline station which is just 25 minutes from London Waterloo. With a property in such a fantastic location, an early viewing is recommended.

Tenure: Freehold. Guildford Borough Council Band F

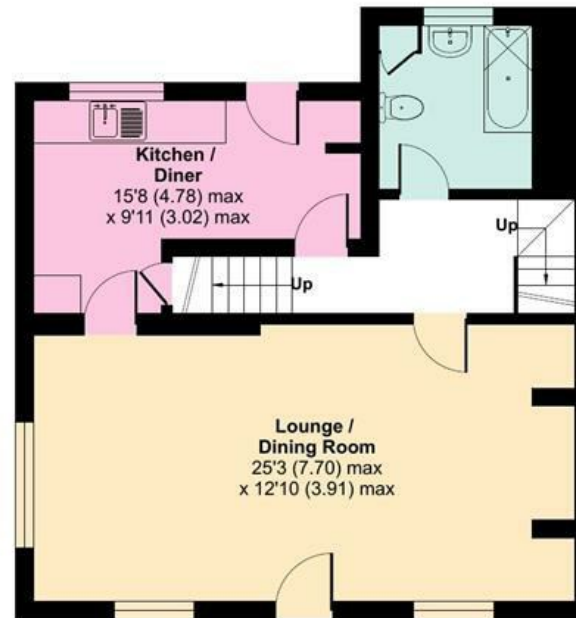


Approximate Area = 1112 sq ft / 103.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





DIRECTIONS

From our office bear left and take the next right turning into Rose Lane and the property can be found after approximately 100 yards on your left.///unity.finger.helps



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			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

