

Wills & Smerdon

Sales • Lettings • Management



Pippins, Manor Road,
Ripley, Surrey GU23 6JW





A 3 bedroom semi-detached home in a quiet sought after private road. Well-loved over the years and now offering great potential for the next owner to personalise to their own requirements.

Reception Hall - Downstairs WC - Lounge - Dining Room - Kitchen - 3 Bedrooms - Family Bathroom - Garage - Fantastic Garden - No Onward Chain





Pippins, Manor Road, Ripley, Surrey

Accessed via a paved driveway, the covered front door opens to a hallway with access to a WC with wash hand basin.

An internal door takes you through to the spacious living room with open staircase to the first floor. The kitchen has a good range of fitted units, plenty of work surface space and a door to an enclosed utility area that provides covered side access to both the front and rear of the property.

The dining room to the rear of the property is bright with double aspect windows, and more than enough space for family dining. A sliding patio door gives access to the patio and the rear garden beyond.

To the first floor, there are three bedrooms, the master and second bedroom being doubles and having built-in wardrobes. The family bathroom comprises of a white suite that includes a bath, pedestal wash hand basin and w.c. There is also access to loft space.

The front garden has driveway parking, access to the garage and a small lawn area with mature shrubs to the front and side.

The attractive rear garden is surrounded by fencing and mature shrub borders, along with a large shed and a delightful summer house. The garden is well proportioned with good space but still very manageable and boasts stunning views over fields to the rear.

Manor Road is a tranquil private road in the heart of Send Marsh, a small residential area situated between Ripley and Send. There is a local friendly village pub, The Saddlers Arms and Ripley Farm Shop is also close by. Dog Owners and walkers alike will enjoy nearby access to the public footpath around the lakes.

Send village is surrounded by open countryside which is ideal for walking and outdoor pursuits. The centre offers local shops for one's day to day needs as well as a modern medical centre, a pharmacy and two pubs, one of which is situated on the Wey Navigation Canal. There is a good infant/primary school in the village with excellent secondary schools nearby.

The neighbouring village of Ripley is an historic and sought-after location, popular with all walks of life: families, young professionals, and downsizers alike and 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.

Tenure: Freehold. Council Tax Band: E. Road Service Charge approx £100 pa

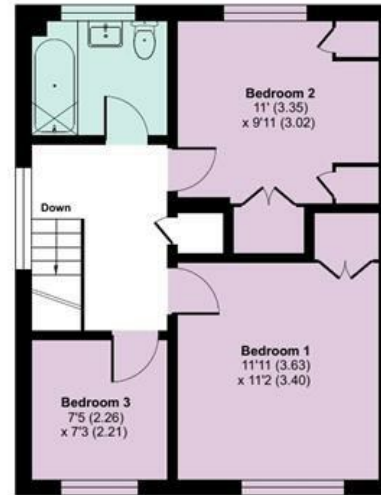


Approximate Area = 1179 sq ft / 109.5 sq m

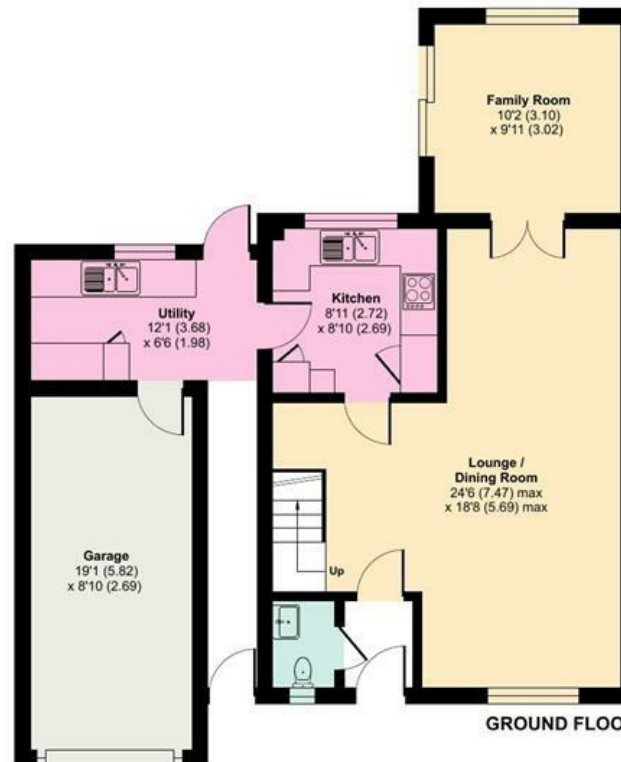
Garage = 165 sq ft / 15.3 sq m

Total = 1344 sq ft / 124.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





DIRECTIONS

From our office in Ripley turn right and head out of the village along the Portsmouth Road. Turn right into Send Marsh Road. After approximately 1/2 a mile take the 2nd turning on the right into Manor Road and Pippins will be found on the left.///blunt.rested.pile

