



Pendle Tuckey Grove
Ripley, Woking, GU23 6JG

W & S

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A wonderful opportunity to purchase a deceptively spacious chalet bungalow in this tranquil, ever popular setting within the village of Send.

Reception Hall - Sitting Room - Dining Room - Kitchen/Breakfast Room - Utility Room - Study/Bedroom 4 - Ground Floor Shower Room with W.C - 3 Further Bedrooms - Family Bathroom - Ample Parking - Delightful Garden





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Ripley, Woking,

Once across the threshold the hallway is flanked by two double bedrooms, each having a wardrobe or storage cupboard, with the 4th bedroom currently being used as a study. There is a useful ground floor shower room with guest WC and basin. The hallway then leads one through to the rear aspect sitting room with log burner and patio doors opening on to the charming rear gardens.

The separate modern kitchen/breakfast room is fitted with a range of floor and base units, built in dishwasher, hob, extractor and also benefits from french doors stepping out onto a 'alfresco' patio area. Leading on from the kitchen is the fully equipped utility/boot room, complete with a sink, fridge/freezer, integral microwave, space for washing machine and side door access. To complete the downstairs accommodation is the dining room which also has french doors giving access onto the patio adjacent to the kitchen.

To the first floor, there are two generous double bedrooms complete with built-in wardrobes and a sumptuous family bathroom.

Outside the delightful sunny (east facing garden) has raised borders with lawned areas and pathway to a 'suntrap' patio at the far end.

The outside storage building is fitted with electrics, roof light and power sockets.

The front driveway provides ample off street parking for number of vehicles.

LOCAL AREA

The Village of Ripley is a short drive away with its range of interesting shops, highly acclaimed restaurants, cafes and public houses, as is Ripley Village Green, purported to be one of the largest in England, with its wonderful walks, panoramic views and historic cricket club. For the commuter, the A3 is easily accessed providing onward travel to the M25, central London and Guildford.

All mains services. Road Service Charge: By agreement

Tenure: Freehold. Guildford Borough Council Band F





Denotes restricted head height

Approximate Area = 1547 sq ft / 143.7 sq m
Limited Use Area(s) = 160 sq ft / 14.8 sq m
Outside Log Store = 59 sq ft / 5.4 sq m
Total = 1766 sq ft / 163.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Wills and Smerdon. REF: 1092822



DIRECTIONS

From our office in Ripley turn right and head out of the village along the Portsmouth Road. Turn right into Send Marsh Road. Take the 5th turning on the left into Tuckey Grove and Pendale will be found on the left just after the bend.///tent.empire.held

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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