

Wills & Smerdon

Sales • Lettings • Management



Heath End, 17 Grove Heath North
Ripley, Surrey GU23 6EN





A spacious detached 4 bedroom family home with large southerly aspect gardens in a tranquil Private Road location.

4 Double Bedrooms - 2 Bath/Shower Rooms - 3 Reception Rooms - Kitchen/Breakfast Room - Conservatory - Utility Room - Spacious Hallways with Guest WC - Integral Garaging - Over 1/5th Acre Southerly Facing Grounds - Private Road Location - Backing Onto Open Fields - No Onward Chain





Heath End, 17 Grove Heath North Ripley, Surrey

We are delighted to offer for sale this substantial 4 bedroom family home situated in a highly sought after Private Road location, less than 3/4 mile from the centre of Ripley Village.

Once over the threshold, the spacious reception hall with guest cloakroom, gives way to the impressively proportioned lounge with focal point fireplace and double doors leading through to the dining room. Central to the rear of the house is the kitchen/breakfast room which seamlessly flows through to a large conservatory, with access and views over the rear patio and garden.

There is a useful inner hall which connects with the main entrance and provides access to the TV/family room, utility room and internal access to the garaging.

To the first floor the landing provides access to the 4 double bedrooms which include the main suite with full en-suite bathroom with roll top bath, along with a modern family shower room serving the remaining bedrooms. Special note has to be made for all the rear facing bedrooms which enjoy distant views over the open fields beyond the rear boundary.

Outside, the property is set beyond a large gravel driveway which leads to the integral garaging where there is gated access to either side of the house to the rear gardens. In all the grounds extend to 0.207 Acre, facing in a sunny South-Easterly direction. Beyond the large expanse of stone patio across the rear of the property, the remainder of the gardens are principally laid to lawn. with a 'big sky' feel due to the added bonus of the open fields beyond the rear boundary.

Whilst the property is ready to move into and start enjoying from day one, in our opinion there is still fabulous untapped potential for the next owner to make their own mark, whether simply working within the current space of over 2,400 sq ft, or enlarging further, subject to the usual consents being acquired.

LOCAL AREA

Ripley Village offers a 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. There are stations at nearby Woking (29m minutes) and Clondon (approx 50 minutes) serving London Waterloo.

FTTP Ultra fast broadband. Annual Private Road Fund: £120

Tenure: Freehold. Guildford Borough Council Tax band: G. All mains services connected.

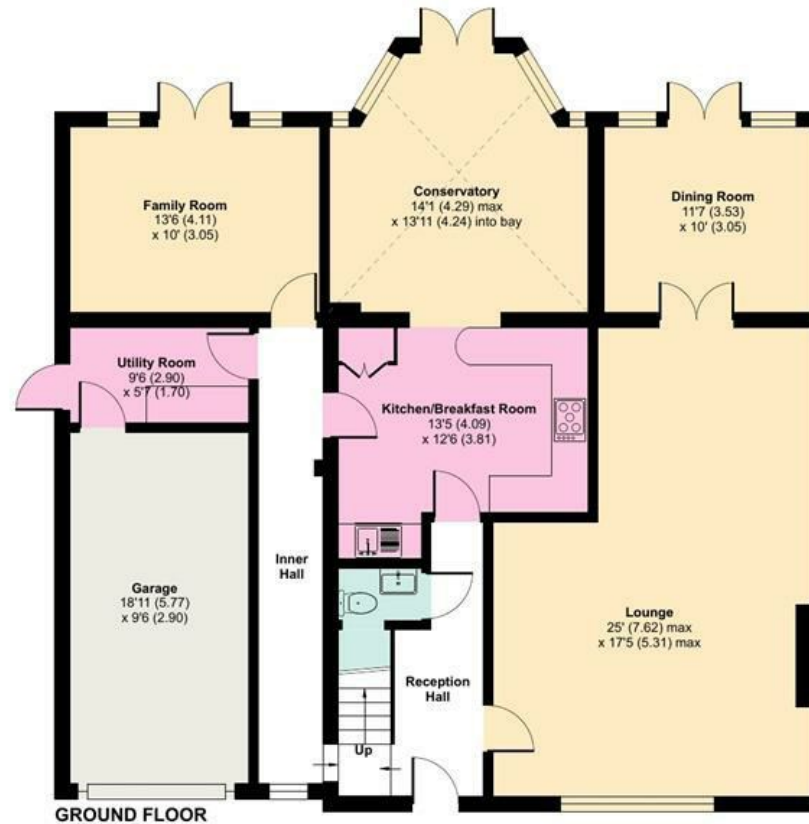
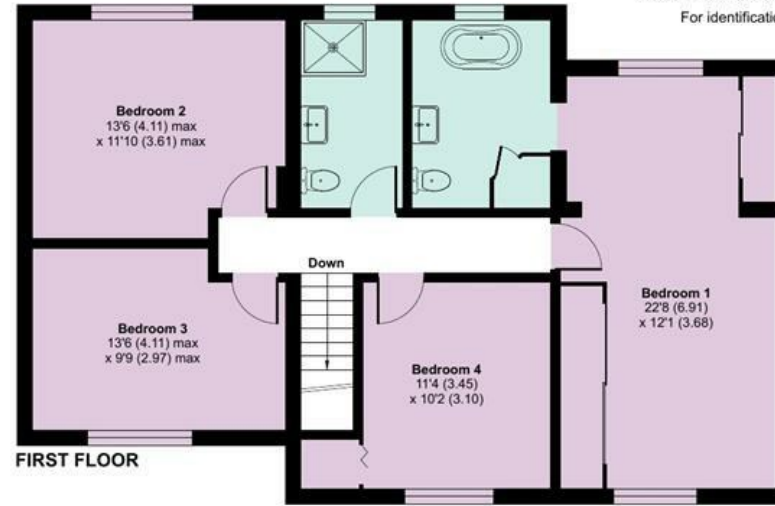
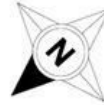


Approximate Area = 2229 sq ft / 207 sq m

Garage = 184 sq ft / 17 sq m

Total = 2413 sq ft / 224 sq m

For identification only - Not to scale



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: 1174033



DIRECTIONS

From our offices in Ripley, proceed along the High Street toward West Clandon. This becomes the Portsmouth Road and after approx 0.6 mile, the turning for Grove Heath North will be found on the left. Continue along, turning right at the top where the driveway to Heath End will be found on the left prior to the turning circle. ///agenda.handy.name



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

