



Flat 2 The Cowshed Ripley, Surrey GU23 6ES **£1,400 PCM Unfurnished**

Situated in a semi-rural location and surrounded by agricultural outbuildings and a livery yard, a first floor barn conversion with lovely rural views and allocated parking space. The accommodation comprises: private access to entrance hall with utility area and storage; stairs to kitchen area with stainless steel sink, double oven and fridge freezer; sitting area with electric fire; reception room/study; double bedroom; bathroom; connecting hallway with potential for further study area or storage; electric heating. Small outside seating area. Off-street allocated parking. Council Tax Band C. EPC B8I. Sorry no pets.

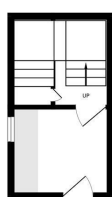
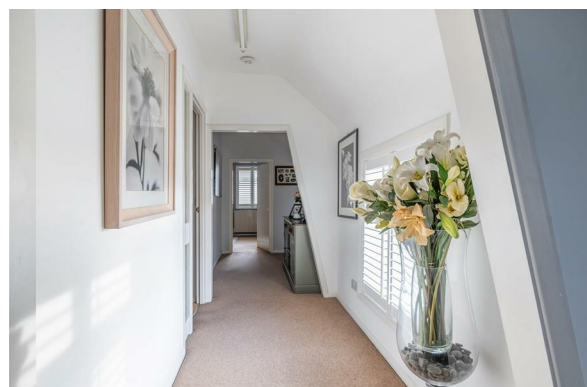


6 Station Parade, East Horsley, Surrey, KT24 6QN
Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ

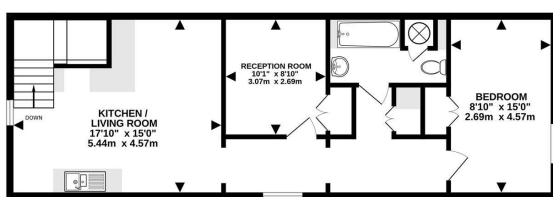
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*Scan the QR code for the
Material Information*

Wills & Smerdon



GROUND FLOOR
124 sq.ft. (3.6 sq.m.) approx.

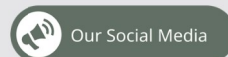


FIRST FLOOR
682 sq.ft. (63.4 sq.m.) approx.

TOTAL FLOOR AREA: 806 sq.ft. (74.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02/04

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current: 81 Potential: 99
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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