



Three Bridges Farm, Gambles Lane
Ripley, Surrey GU23 6HS



A spacious detached family home in South facing grounds of over 1.8 Acres, delivering over 3,000 sq ft of space and offering a wonderful opportunity for the next owner to make their own mark. No onward chain.





Three Bridges Farm, Gambles Lane Ripley, Surrey

We are delighted to bring to market this substantial detached family home set in South facing grounds of 1.86 Acres, nestled on the semi-rural outskirts of Ripley Village.

Independently accessed via a gated driveway, the property currently provides 'bottom-heavy' accommodation with undoubted scope for the next owner to potentially balance the spaces to both floors, subject to the usual consents, to produce a landmark home.

The spacious reception hall, provides access to all the day spaces of the home which are currently laid out as 4 reception rooms, a large kitchen/dining room, along with double bedroom, bathroom and ancillary utility/pool equipment room which then link with the attached double garage which has been re-purposed as a gym.

On the first floor is the main bedroom suite complete with dressing room and en-suite bathroom, and a further bedroom/study.

This property forms one part of 3 adjoining Titles for sale which comprise a Boarding Kennels with 1.3 Acres and a disused Cattery in a further 1 Acre, all with independent gated accesses and available to purchase as a Whole.

Special Note: New boundaries to the Titles will be defined in the sale for which further information is available on request. Mains Water & Electricity. Private Drainage. Calor Gas



Approximate Area = 3022 sq ft / 280.7 sq m

Outbuildings = 441 sq ft / 40.9 sq m

Total = 3463 sq ft / 321.6 sq m

For identification only - Not to scale





DIRECTIONS

From our office in Ripley High Street, proceed along the Portsmouth Road B2215 approx half mile, then turn left into Grove Heath Road. follow the road for approx 1/4 mile, then take the slight right into Gambles Lane. Follow the lane for approx 0.5 miles where the entrance to Apple Tree Kennels will be found on the right hand side.///slide.petal.translated

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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	27	58
EU Directive 2002/91/EC		

