



4 Ripley House, High Street
Ripley, Surrey GU23 6BE





A beautiful home within this magnificent Landmark Georgian period building located in the heart of Ripley Village with fabulous South facing gardens and detached Studio.

Accommodation & Amenities: - Living Room - Dining Room - Kitchen - Cloakroom – Utility Room - Three Excellent Bedrooms - 2 Bath/Shower Rooms - Large South Facing Rear Gardens - Detached Studio - Direct Access to Ockham Park - Ample Private Parking for Numerous Vehicles - Garage - No Onward Chain





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Ripley, Surrey

We are delighted to bring to market this gracious home forming part of this strikingly handsome Grade II Listed Landmark building in the very heart of Ripley Village.

Delivering the classic symmetry typified by the Georgian era, the deep sash windows with original shutters provide fabulous light to all the spaces within the house. Internally, the home is beautifully presented having been carefully maintained and updated over the years whilst taking great care to retain the wealth of period features, which include wood floors, fireplaces, cornicing and picture/dado rails.

The accommodation is impressive throughout with high ceilings which just amplify the light and airy feel from within.

As important to the interior are the outside spaces for which this home continues to deliver. The landscaped frontage provides private parking with an additional 'secret' front garden for additional parking if required which is surrounded by mature planting and there is also a separate garage to complete the front amenities.

The South facing gardens are another superb feature to the home offering a full width patio leading onto sweeping areas of lawn interspersed with mature flower and shrub borders, all enclosed with mature shrub and part walled boundaries. To the rear of the garden is a charming detached two room Studio which has been utilised as an Art Studio and Workshop and which would make an excellent working from home space and gym, or ancillary accommodation if so desired. Beyond this is a private gated access which leads directly into the woodland borders of Ockham Park, ideal for anyone wishing to stretch their legs without touching a road.

Being situated in the heart of the historic Village of Ripley brings access to all the amenities just a stroll away, offering an excellent range of shops for everyday needs as well as hugely popular coffee shops, restaurants and Pubs. Also within easy reach is the Village Green purported to be the largest in England which accommodates the historic Cricket Club and welcomes the hugely popular Farmer's Market on a monthly basis.

For more comprehensive shopping facilities the towns of Guildford, Cobham and Woking are but a short drive away. For the commuter, Woking offers a fast mainline train service to London Waterloo, whilst by car the A3 offers links to central London and the M25 to Gatwick and Heathrow. For sports there is The Spectrum in Guildford with Ice rink and there is also an abundance of choice for Golf, Cricket, Rugby & Tennis.



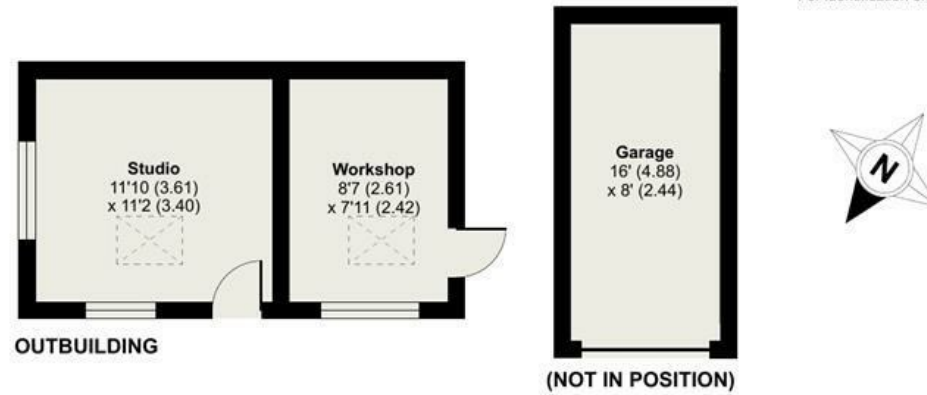
Approximate Area = 1474 sq ft / 136.9 sq m

Outbuildings = 220 sq ft / 20.4 sq m

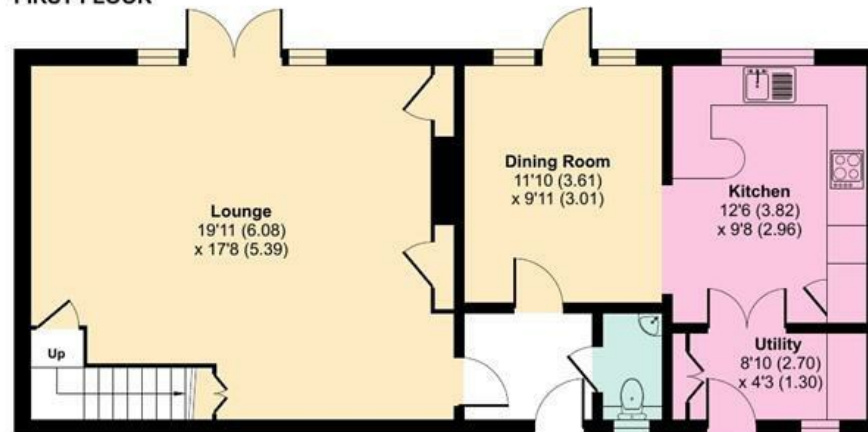
Garage = 128 sq ft / 11.9 sq m

Total = 1822 sq ft / 169.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





DIRECTIONS

From our offices turn left along the High Street and just after The Talbot Inn, the entrance to Ripley House can be found approximately 100 yards on your right. [///wide.makes.libraries](http://www.wide.makes.libraries)

Horsley Office | 6 Station Parade, East Horsley, Surrey, KT24 6QN T | 01483 284141
Ripley Office | Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ T | 01483 224343
 E | enquiries@willsandsmerdon.co.uk W | willsandsmerdon.co.uk



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	56	75
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		