



12 Newark Lane
Ripley, Surrey GU23 6BZ



A refurbished one bedroom character cottage with enclosed courtyard garden, located in the heart of Ripley Village, and offered to the market with no onward chain.





12 Newark Lane

Ripley, Surrey

This delightful character home affords a wonderful opportunity to purchase a light & bright sought after Cottage which has been updated over recent years but still retains the charm and elegance of a property from this era. In our opinion, this cleverly designed home is suited either to those wishing to downsize within the Village without too many compromises or to fulfil the needs of a young couple! Literally only a 'stones throw' from the village shops in one direction & in the other, Ripley Green. This property enjoys a large main living room boasting a natural brick open feature fireplace having views and access onto the beautiful sunny courtyard rear garden. Also, downstairs there is a modern fully equipped kitchen and two handy under stairs storage cupboards. Upstairs the space comprises of an ample sized bedroom and a contemporary white bathroom.

Outside the rear courtyard garden is an absolute joy – mainly laid to patio, with shrub and specimen tree borders and 2 useful storage cupboards to the rear. This property also comes intact with period style windows and is centrally heated throughout.

LOCAL AREA; Set in a sought-after lane surrounded by epic scenic countryside, this property is ideally located for those who enjoy country walks, sailing or bike rides thanks to its position directly on the Olympic cycle route. Ripley Village a few minutes' walk away offers excellent local shops, bars, restaurants and tea rooms. Ripley offers a vibrant community with a rich calendar of social events including fairs and farmers markets. It offers excellent transport links with the M25 and A3 within 5 minutes' drive and sitting just 4 miles from Woking's mainline station which is just 25 minutes from London Waterloo. No onward chain.

Tenure: Freehold. Guildford Borough Council Band C.

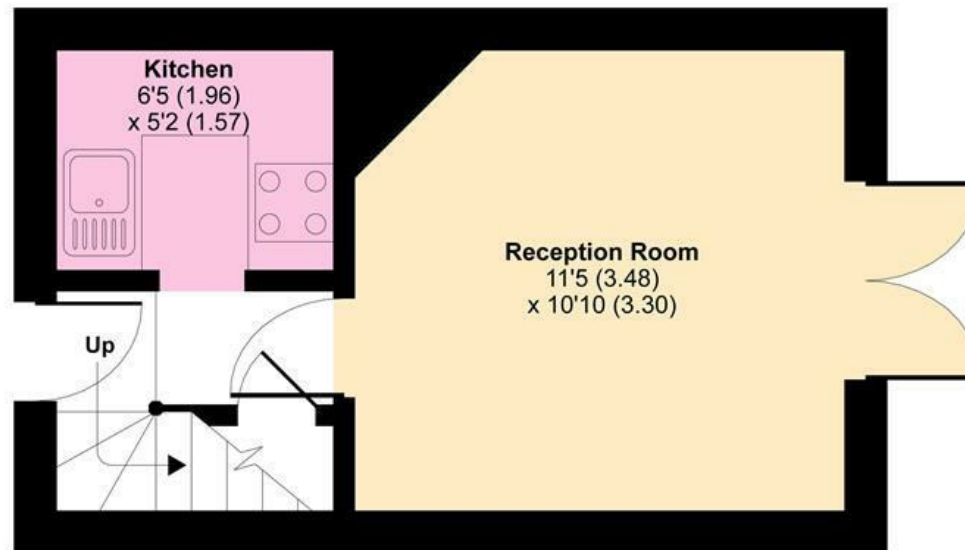


Approximate Area = 400 sq ft / 37.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Wills and Smerdon. REF: 729042.



DIRECTIONS

From our offices in Ripley High Street, turn right up Newark Lane where No. 12 will be found mid-terrace on the right hand side.///pose.online.army

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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		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

