



**Plovers, Meadow Drive,  
Ripley, Surrey, GU23 6JL**

**£ 1,195,000 Freehold**

## Directions

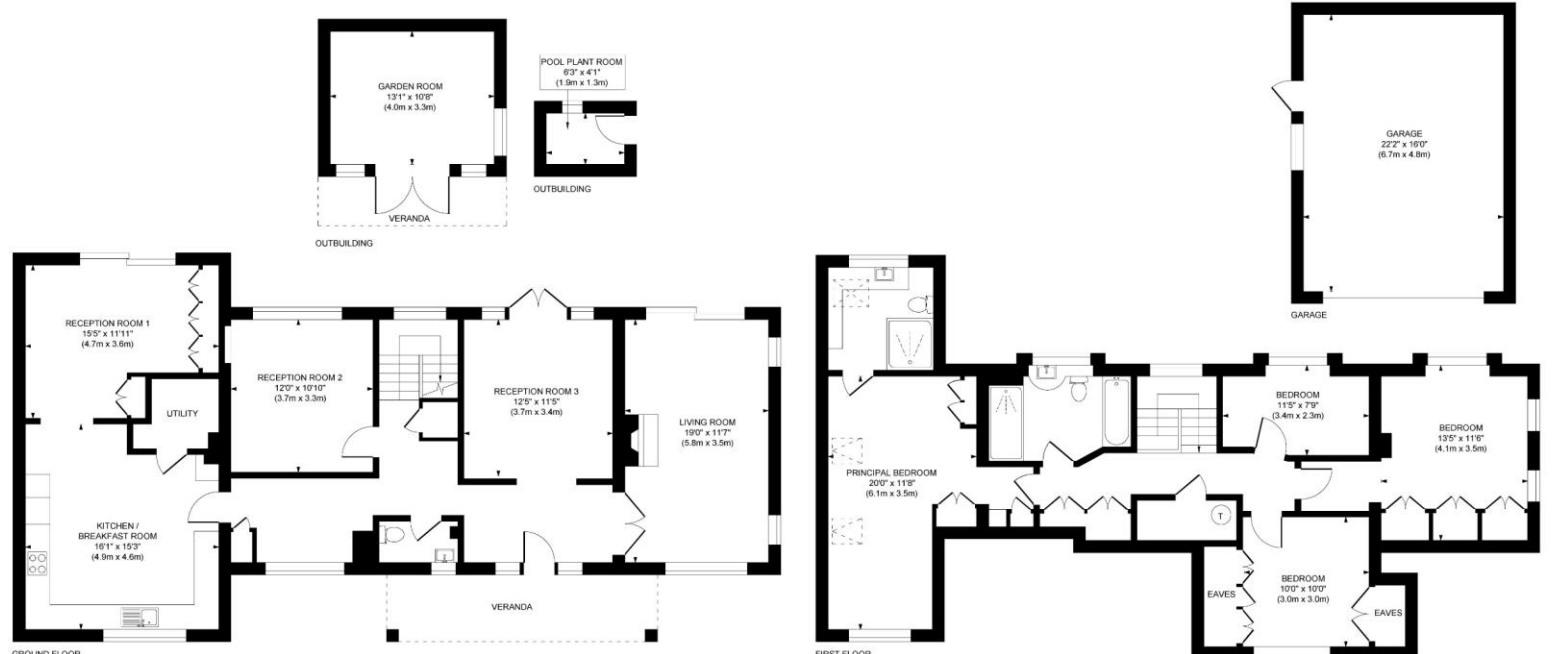
From our offices in East Horsley turn right and carry on down the Ockham Road North for about 2.8 miles until you reach the Ockham/A3 roundabout. Take the first turning on your left and continue into Ripley village. Continue down this road for about 2 miles turning right into Send Marsh Road. After 0.3 of a mile turn left into Manor Drive. Plovers can be found at the end.

## Local Authority

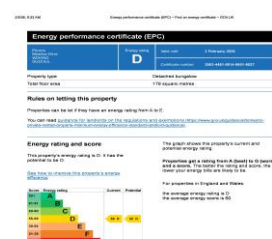
Guildford Borough Council: 01483 505050.



**Approximate Gross Internal Area**  
Main House 2265 sq. ft / 210.45 sq. m  
Garage 355 sq. ft / 32.98 sq. m  
Outbuildings 165 sq. ft / 15.37 sq. m  
Total 2620 sq. ft / 243.43 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.





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GU23 6JL**

A beautifully presented detached four bedroom, two bathroom family home, positioned at the end of a quiet private cul-de-sac between Ripley and Send.



**THE PROPERTY** A well-presented detached 4 bedroom, 2 bathroom family home located at the end of a quiet private cul-de-sac between Ripley and Send. The house is situated on a secluded plot of over ¼ acre with a large gravel driveway with parking for numerous cars and a detached double garage. The front door is under a wide covered porch through which is the pleasant hallway, understairs coat cupboard and oak flooring that flows through the majority of the ground floor. The triple aspect lounge has two feature circular windows to the side and full width bi-fold doors out to the rear. A brick fireplace fitted with an electric fire is a lovely focal point. The adjacent square dining room has plenty of space for formal entertaining and double doors out to the rear garden. The family room has plenty of space for a sofa and chairs as well as a wall mounted tv. Through a wide inner hallway with useful storage is the kitchen/breakfast room with a range of white fronted units, granite worktops, space for an American style fridge/freezer and high quality Miele appliances including an induction hob, two fan ovens, steam oven and microwave. In addition there is a Bosch dishwasher and wine fridge. Adjacent is the utility room with space and plumbing for a stacked washing machine and tumble dryer, additional storage and the floor standing oil fired boiler. Through an arch is an additional family/reception room with fitted shelving and cupboards and room for a TV. Bi-fold doors lead out to the large Indian sandstone patio that also surrounds the superb 8m. x 4.6m. swimming pool. Up the turning staircase lit by a window to the front the long landing has access into two double bedrooms both with built-in wardrobes and a single bedroom. Off a wardrobed inner landing is the modern family bathroom with both a walk-in shower and bath. The dual principal bedroom has further fitted wardrobes and a good sized, high quality ensuite with a wet room walk in shower. The rear garden has an area of lawn next to the pool and a substantial garden room with a covered decked veranda that is currently used for dog grooming. Mature trees, shrubs and hedging provide excellent screening from the neighbours. Ripley High Street is under one and half miles away with its famous village green, cafes, shops and restaurants whilst local shops are a mile away in Send. The house is within walking distance of two pubs and not far from the mini Waitrose at Burnt Common. Council Tax Band G.

