



Poplars, Field Way
Ripley, Surrey GU23 6HJ



Cleverly extended character cottage located in a semi-rural location on the Ripley/Send Marsh border. Wonderful 'hub of the home' kitchen dining room, lovely garden. Potential to extend STPP and no onward chain.





Poplars, Field Way Ripley, Surrey

We are delighted to bring to the market for sale this charming character home which has been substantially improved over recent years to provide excellent accommodation arranged over two floors.

With a lovely kerbside aesthetic, the sheer light and character of the house are immediately apparent. Upon stepping over the threshold the entrance vestibule & hallway give access to all the downstairs accommodation. The spacious front and rear living rooms both boast large ornate feature fireplaces & could equally double up as another bedroom. The kitchen/dining room is generously proportioned and provides a real “engine room” feel to the home. The kitchen is fully equipped and cleverly laid out to provide integrated fridge, freezer, hob, oven and a dishwasher, it also boasts having vaulted ceilings, plus lovely views with access onto the beautiful rear garden. There is also a useful w.c. to complete the downstairs accommodation.

On the first floor the current arrangement provides two double bedrooms and a sumptuous bathroom with separate shower unit over. Certainly with a few internal/external changes on the first floor there is further potential to increase the Sq. footage as the ground floor extension was structurally design to be built over should ever more space be required (stpp).

The extensive rear garden is an absolute joy – mainly laid to lawn, with a raised patio area, so depending on whether full sun or dappled shade are preferred, there is always a different view to be had when relaxing outside. There are also character outbuildings with potential for an office and/or storage. which already has power and lighting for externally sited appliances etc. To the rear of the garden sits a very attractive summer house.

To the front there is ample parking for multiple vehicles.

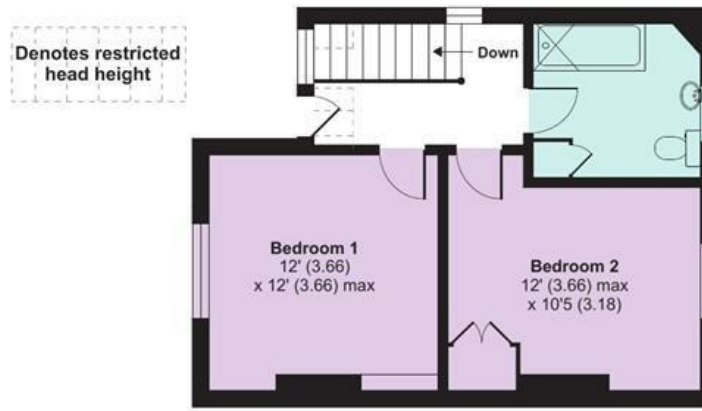
This delightful home is conveniently located on the outskirts of Ripley Village, only 300 yards from Little Waitrose in Burnt Common and a short drive from a delightful range of boutique shops, cafes, restaurants, pubs and general stores Ripley village has to offer.

Tenure: Freehold. Guildford Borough Council Band E.

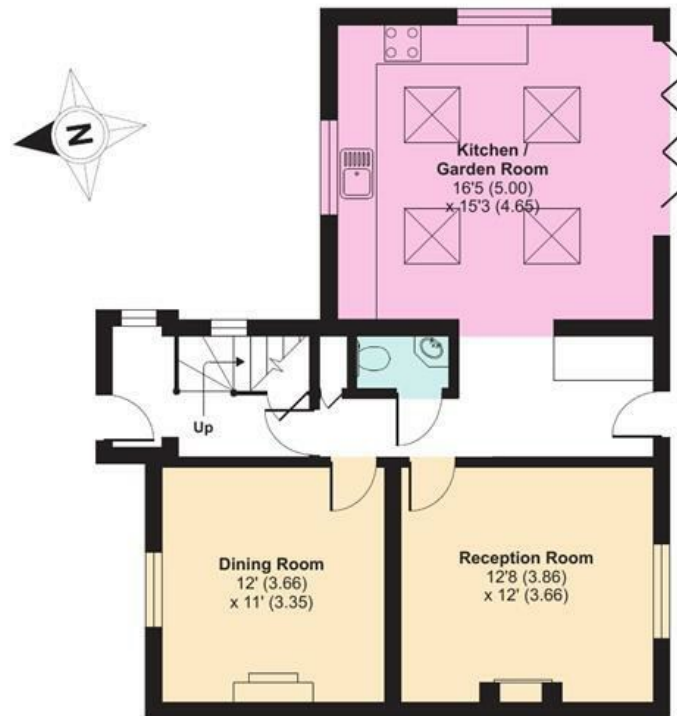


Field Way, Ripley, GU23

APPROX. GROSS INTERNAL FLOOR AREA 1153 SQ FT 107 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



DIRECTIONS

From our offices in Ripley, proceed along the High Street toward West Clandon. This becomes the Portsmouth Road, after approx 1 mile at the roundabout turn left onto Clandon Road, then take the 2nd left into Burnt Common Lane. Field Way is the first road on the left hand side and Poplars will be found 2nd property on the right hand side. What3words; [///fantastic.scale.pipes](https://www.what3words.com/#!/en/@@@fantastic.scale.pipes)



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 62 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | 80 |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

