



12 Newark Lane Ripley, Surrey GU23 6BZ **£1,350 PCM Unfurnished**

Beautifully presented, one bedroom cottage located in the heart of Ripley Village. The accommodation comprises: entrance hall; brand new kitchen with appliances; lovely living room with feature fireplace and door to the garden; upstairs brand new bathroom with shower over the bath; double bedroom with wardrobe and views over the garden; pretty walled patio garden; gas central heating; EPC rating D/63; on street parking nearby; pets by negotiation. Council tax band C. Ripley Village offers a range of shops, restaurants, cafes and public houses and is close to open countryside. The A3 is easily accessed providing onward travel to the M25, central London and Guildford. There are train stations at, Woking and Clandon serving Waterloo.



6 Station Parade, East Horsley, Surrey, KT24 6QN
Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ

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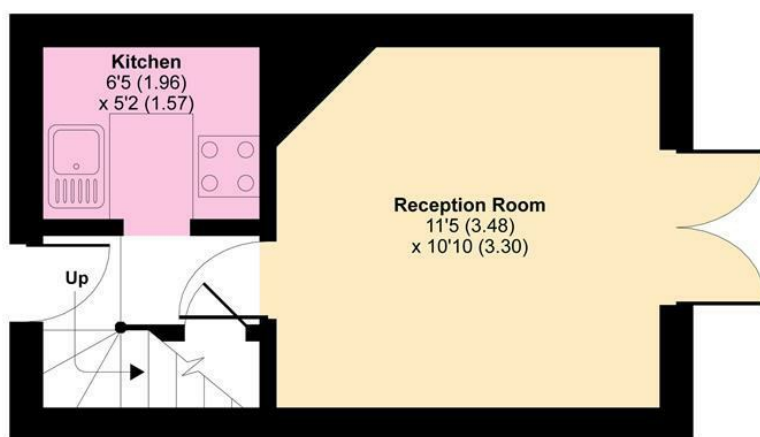
Scan the QR code for the
Material Information

Wills & Smerdon

Approximate Area = 400 sq ft / 37.2 sq m
For identification only - Not to scale



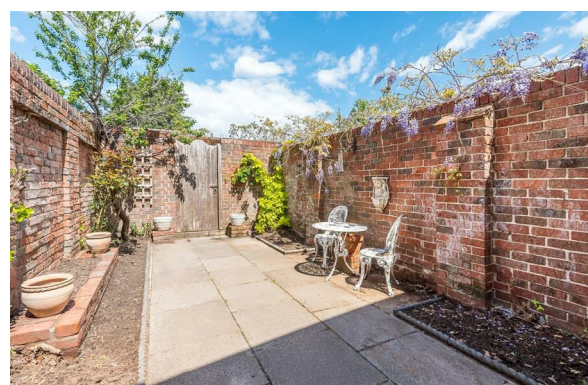
FIRST FLOOR



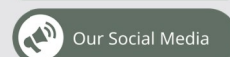
GROUND FLOOR



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



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92 plus)		87
B (81-91)		
C (69-80)		
D (55-68)	63	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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