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Flat 1, Rio House, High Street

Ripley, Surrey GU23 6AE

This charming ground floor 2 double bedroom maisonette offers over 730 sq.ft. of well-presented living space, conveniently located in the very heart of Ripley with its Village Green and local shops and cafes.

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Ripley, Surrey

Currently accessed through a private central courtyard, the front door gives access to the main hallway from which all the internal accommodation follows.

The quaint cottage-style feel throughout enhances the contemporary appearance, particularly in the living room where there is a feature cast iron fireplace and a large bay sash window providing a view over Ripley High Street.

There are two generous sized double bedrooms with one boasting a further feature fireplace and single opening door, not currently in use. The cosy kitchen offers a fully equipped range of base and high level units as well as further integrated appliances, with natural light provided by a window over the sink.

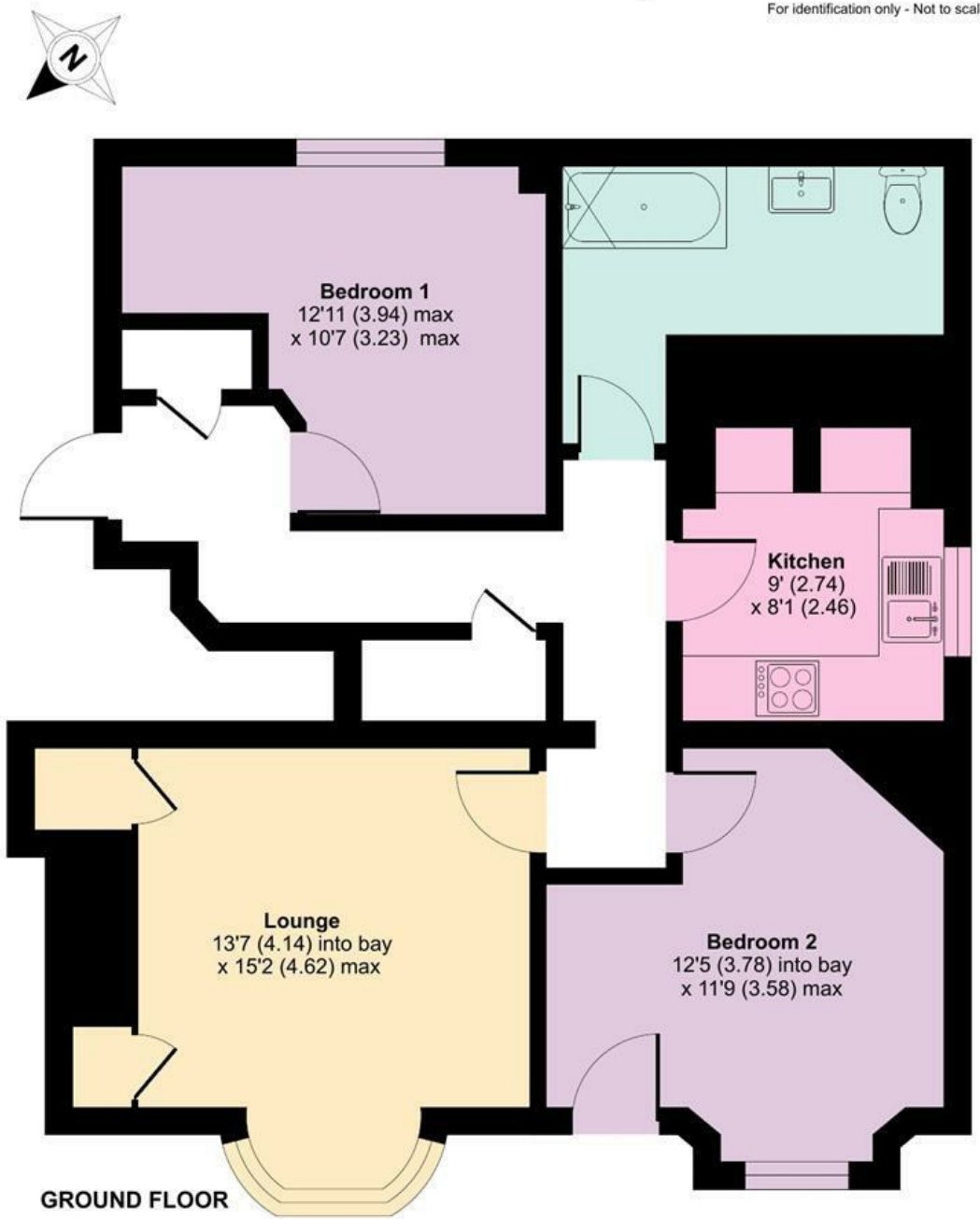
The family bathroom is fitted with the usual WC, hand basin and a generous bath with shower over.

Located in the idyllic and highly sought-after village of Ripley, the property combines historic charm with modern convenience. The picturesque High Street, lined with period buildings, offers an array of amenities including specialist shops, a farm shop & bistro, traditional pubs, coffee shops, a supermarket, and Historic hotel. Ripley's village green, believed to be one of the largest in England, at approximately 65 acres, hosts a popular monthly farmers' market and the renowned Guy Fawkes fireworks display.

Outdoor enthusiasts will enjoy scenic footpaths and bridleways along the River Wey, with RHS Garden Wisley just a short drive away. Woking station with its fast and frequent commuter service to London Waterloo is under 6 miles distant, whilst for shoppers, the County Town of Guildford is also approximately 6 miles distant, with its scenic High Street and selection of mainstream and bespoke shops, theatres and restaurants.

Approximate Area = 731 sq ft / 68 sq m

For identification only - Not to scale



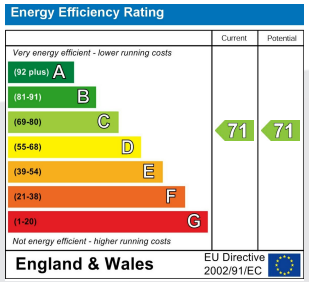
RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Wills and Smerdon. REF: 1123301

DIRECTIONS

From our offices in Ripley turn right and proceed directly across Newark Lane, continuing for approximately 250 yards past The Anchor public house on your left where the entrance for Rio House can be found. The front door is down the passageway & first on your right hand side.///detail.copper.moons

Tenure: Leasehold. Guildford Borough Council Band B



Our Social Media

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