



Broadway Barn, High Street,  
Ripley, Surrey, GU23 6AQ

£ 1,295,000 Freehold

### Directions

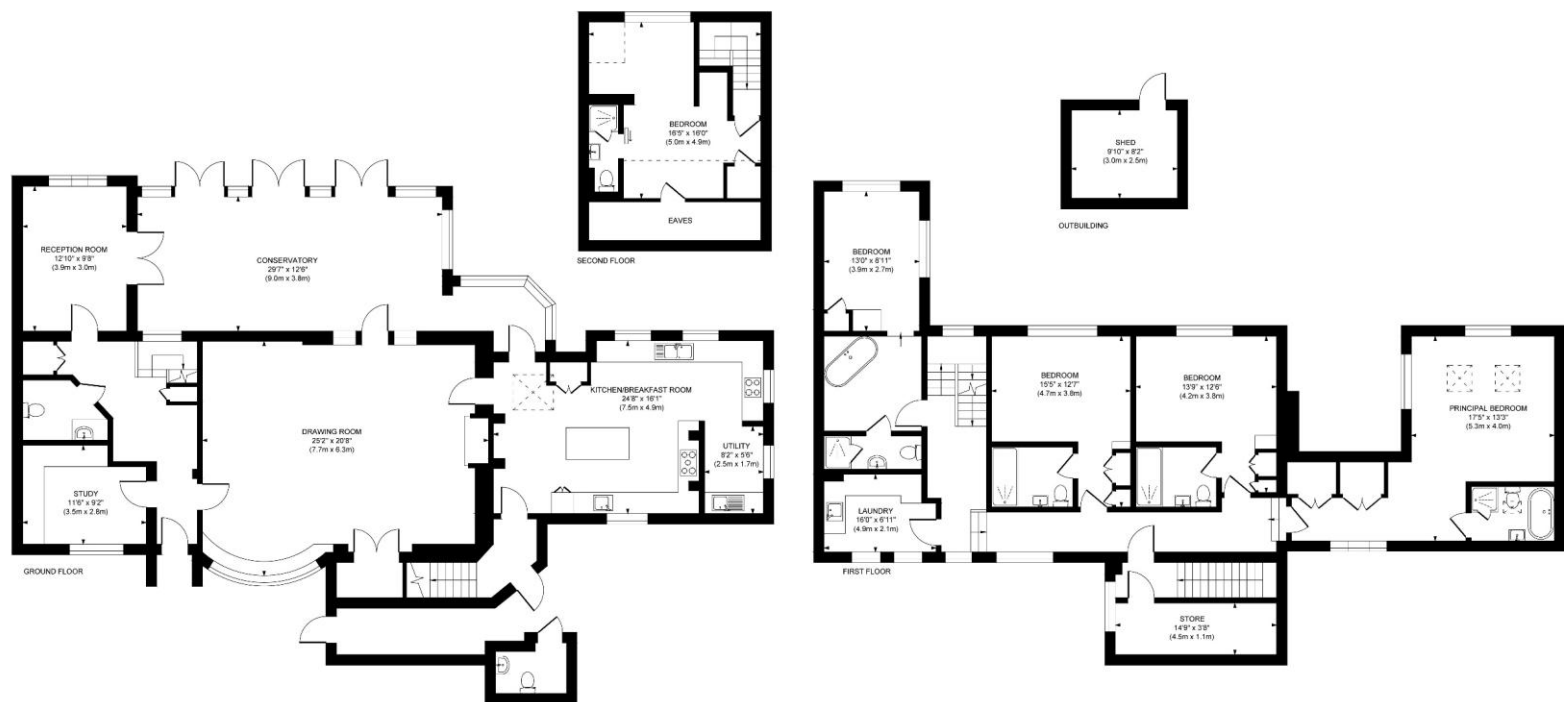
From our offices in East Horsley turn right and carry on down the Ockham Road North until you reach the Ockham roundabout. Take the first turning on your left and continue in Ripley village. Enter the village and Broadway Barn will be found on your right hand side between Nest Café and The Clockhouse.

### Local Authority

Guildford Borough Council: 01483 505050.



Approximate Gross Internal Area  
Main House 3671 sq. ft / 341.05 sq. m  
Outbuildings 80 sq. ft / 7.50 sq. m  
Total 3751 sq. ft / 348.55 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.



East Horsley Office  
2 Station Approach, East Horsley,  
Surrey, KT24 6QX  
Tel: 01483 285757  
Email: [horsleyoffice@henshaws.net](mailto:horsleyoffice@henshaws.net)

Ref: EH2557

[www.henshaws.net](http://www.henshaws.net)

**Important Notice** Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.



**Broadway Barn, High Street, Ripley, Surrey,  
GU23 6AQ**

This deceptive Grade II listed home offers over 3,600 sq. ft. of elegant living space in the heart of sought after Ripley village with onward chain.



**THE PROPERTY** This exceptional and deceptive Grade 2 listed residence offers over 3,600 sq. ft. exceptional accommodation, seamlessly blending historic character with modern luxury. The property features 5 generous bedrooms, 4 with vaulted ceilings, each with its own ensuite, alongside 4 versatile reception rooms designed for both comfortable family living and elegant entertaining. Rich in period charm, the home showcases exposed beams, oak flooring, exposed brickwork, and impressive vaulted ceilings in the bedrooms. The substantial drawing room, complete with a striking open fireplace is complimented by the spacious conservatory and well-equipped kitchen/breakfast room which provide superb spaces for everyday living. A fully fitted study and an additional flexible reception room further enhance the home's practicality. Outside, the secluded walled garden enjoys a sunny westerly aspect and features a large patio, perfect for al fresco dining and gatherings. Situated in the idyllic and highly sought-after village of Ripley, the property benefits from a quintessential Surrey lifestyle that combines historic appeal with modern convenience. The charming High Street is lined with period buildings and offers an array of amenities including specialist shops, a farm shop & bistro, traditional pubs, coffee shops, supermarket, and hotel. The village green, believed to be the largest in England at approximately 65 acres, hosts a popular farmers' market and the renowned Guy Fawkes fireworks display. For outdoor enthusiasts, scenic footpaths and bridleways weave along the River Wey, while RHS Garden Wisley is just a short drive away. Woking station, approximately 15 minutes by car, provides frequent services to London Waterloo in around 23 minutes. The property is attached to the rear of The Clock House and is offered with no onward chain. While there is currently no off-street parking, the courtyard may offer potential to create a space for one vehicle. Convenient public parking is available just a short walk away at Ripley car park off Rose Lane and at the car park by the village green.

