



Ash Cottage, 2 The Courtyard, High Street  
Ripley, Surrey, GU23 6BQ







A beautifully presented terraced home located within a small gated courtyard development positioned in the heart of Ripley Village.







## Ash Cottage, 2 The Courtyard, High Street Ripley, Surrey,

Built in 2012, this fabulous property is located within a small prestigious gated development and is presented to an extremely high standard.

This stunning property benefits from numerous features including eco friendly advanced heating as well as double glazing. This light and airy property features a large living area overlooking the front gardens and incorporates a well appointed fitted kitchen with many built in appliances. To complete the ground floor accommodation there is an ample sized cloakroom with integrated washing machine. Upstairs there are two generous bedrooms both with built in wardrobes with the master also enjoying updated ensuite facilities. There is a further smaller room currently being used as a study.

Outside to the front of the property, there is a delightful enclosed garden with walled surround. There is key code security entry into the Courtyard where you will find allocated parking and further visitor parking spaces available.

### LOCAL AREA

The Village of Ripley is literally on your doorstep with its range of interesting shops, highly acclaimed restaurants, cafes and public houses, as is Ripley Village Green, purported to be one of the largest in England, with its wonderful walks, panoramic views and historic cricket club. For the commuter, the A3 is easily accessed providing onward travel to the M25, central London and Guildford. There are stations at, Woking and Clondont serving Waterloo.





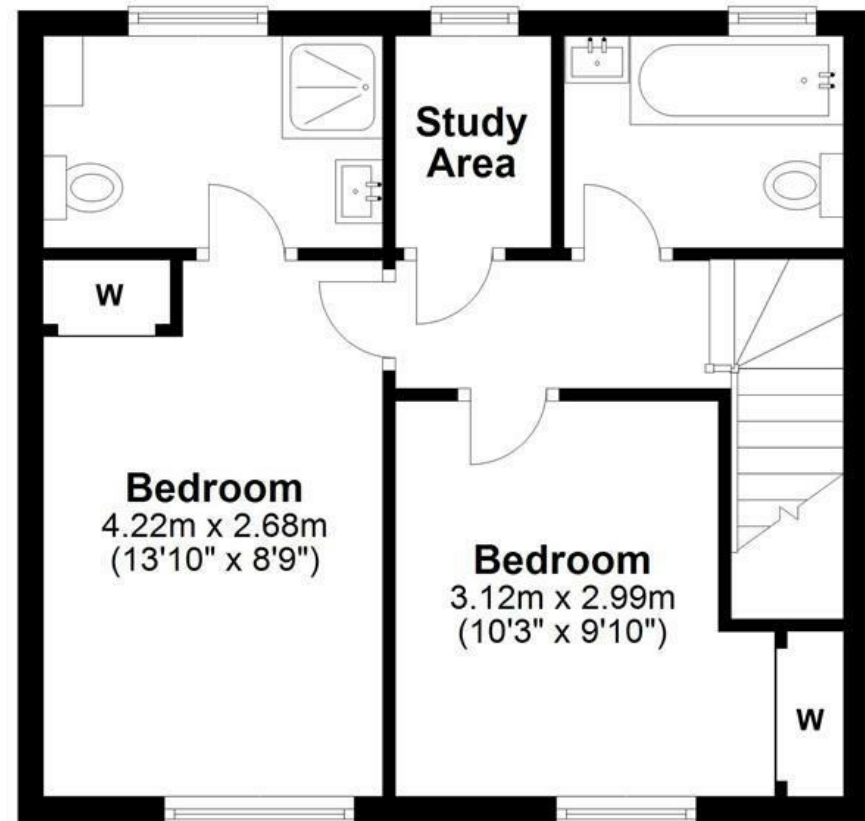
## Ground Floor

Approx. 44.6 sq. metres (480.5 sq. feet)



## First Floor

Approx. 37.8 sq. metres (407.1 sq. feet)



**Total area: approx. 82.5 sq. metres (887.6 sq. feet)**

This plan is for layout guidance only. Measurements are for general guidance only and must not be relied upon. Please note the Total Area stated on the Energy Performance Certificate (EPC) may exclude some of the non habitable & external areas within this property and hence may differ from the Total Area figure stated on the floor plan.





## DIRECTIONS

From our offices in Ripley turn right and proceed directly across Newark Lane, continuing for approximately 10-15 yards where the entrance to the Courtyard can be found immediately on your right hand side. What 3 words///pepper.zeal.daisy

**Horsley Office** | 6 Station Parade, East Horsley, Surrey, KT24 6QN T | 01483 284141  
**Ripley Office** | Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ T | 01483 224343  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC