Wills & Smerdon
Sales • Lettings • Management
1933



35-37 Newark Lane

Ripley, Surrey GU23 6BS





CALLING ALL CASH BUYERS
A character period cottage in need of complete modernisation and updating, set in a stunning plot, in a convenient location within the centre of Ripley Village, and offered to the market with no onward chain.

ACCOMPANIED VIEWINGS STRICTLY BY PRIOR APPOINTMENT ONLY







35-37 Newark Lane

Ripley, Surrey

To be sold for the first time in over 80 years, we are delighted to offer for sale this unique "Blank Canvas" refurbishment/development opportunity (subject to the usual planning constraints). Believed to date back to the 1800s, this truly unique property stands proudly in the heart of Ripley Village. This quintessentially English residence, in need of full modernisation, occupies a private south facing setting while enjoying all the charm and convenience of village life.

The accommodation has been arranged to maximise views across the rear garden, with an abundance of sash windows and characterful period features throughout.

Upon entering, the principal ground-floor living space unfolds around two separate staircases, creating a wonderfully distinctive layout. The five generous reception rooms are brimming with charm and offer exceptional versatility for both family living and formal entertaining. Deceptively spacious throughout, this remarkable home must be viewed to be fully appreciated.

Beyond the kitchen is additional ground-floor accommodation, currently utilised as a utility room. A rear door from the family area connects the indoor and outdoor spaces.

From the sitting room, a staircase rises to the first floor, where there is a large bathroom and a principal bedroom which enjoys views across the substantial rear garden. A second staircase is inaccessible, but provides access to four further bedrooms, creating a potentially flexible and characterful layout.

A detached timber double carport provides useful covered parking and additional ancillary storage.

Occupying a prime position in the very heart of Ripley Village, the property is within easy reach of an excellent range of local amenities, including independent shops, a bakery and places of worship. The village Green also plays host to a monthly farmers' market, local fêtes and the renowned Ripley Bonfire celebrations. The larger town of Woking, with its extensive shopping facilities and mainline railway station offering services to London Waterloo in under 30 minutes, lies approximately five miles away. The county town of Guildford is readily accessible by bus or via the nearby A3, being approximately six miles distant.

Tenure: Freehold. Council Tax Band: G. Services: All mains services connected.

N.B. No access permitted to 4 bedrooms via second staircase & sturdy footwear required.

Viewing strictly by appointment only. No children allowed on visit

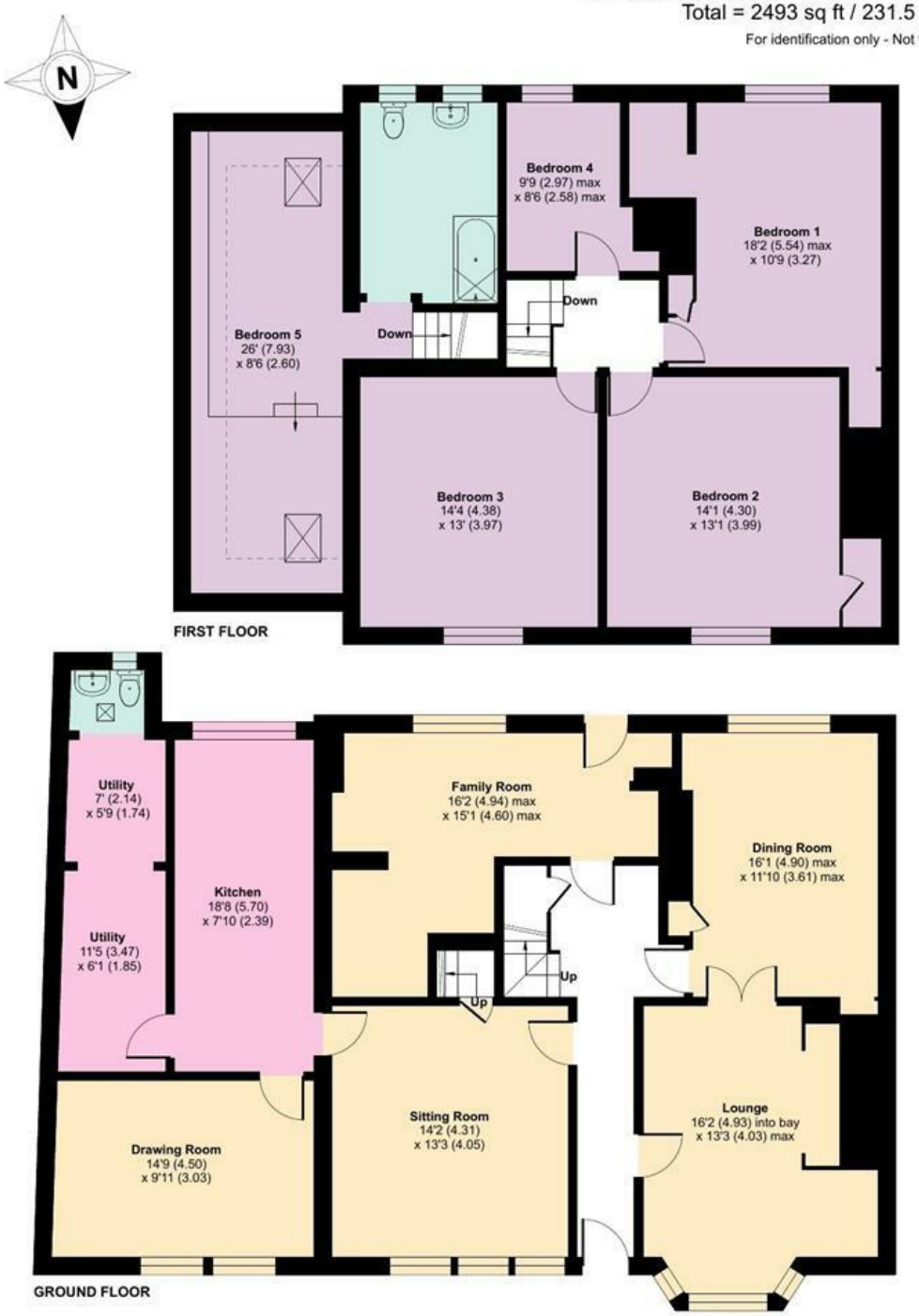



STELFLOW
duplex unvented cylinder
RM Cylinders





Approximate Area = 2414 sq ft / 224.2 sq m
Limited Use Area(s) = 79 sq ft / 7.3 sq m
Total = 2493 sq ft / 231.5 sq m
For identification only - Not to scale



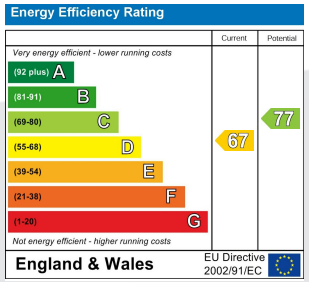
Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
Produced for Wills and Smerdon. REF: 1464161



DIRECTIONS

From our offices in Ripley, follow Newark Lane for approx 75 yards where upon 35 Newark Lane will be found on the left hand side. For all appointments meet at the Ripley office first. What3Words///tens.rooms.ranges

Tenure: Freehold. Guildford Borough Council Band G



Our Social Media

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