



MILL LANE

Ripley, Surrey, GU23



AN EXCEPTIONAL CONTEMPORARY BARN CONVERSION FOR SALE IN RIPLEY, GU23

Beautifully refurbished throughout, this country home combines the character and craftsmanship of a historic barn with the comfort and sophistication of contemporary living.



Local Authority: Guildford Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

Extending to approximately 5,423 sq ft, the property offers beautifully proportioned accommodation finished to an exacting standard.

A striking double-height entrance hall sets the tone, leading to a magnificent drawing room with exposed timbers, exceptional volume and an abundance of natural light. Complementary dining and study areas provide elegant and versatile living spaces.

At the heart of the home is an impressive open-plan kitchen, dining and family room, thoughtfully designed for modern family life. Featuring a substantial central island, extensive preparation space and large glazed doors opening to the terraces and gardens, it is both practical and highly sociable. A separate utility room provides additional convenience.



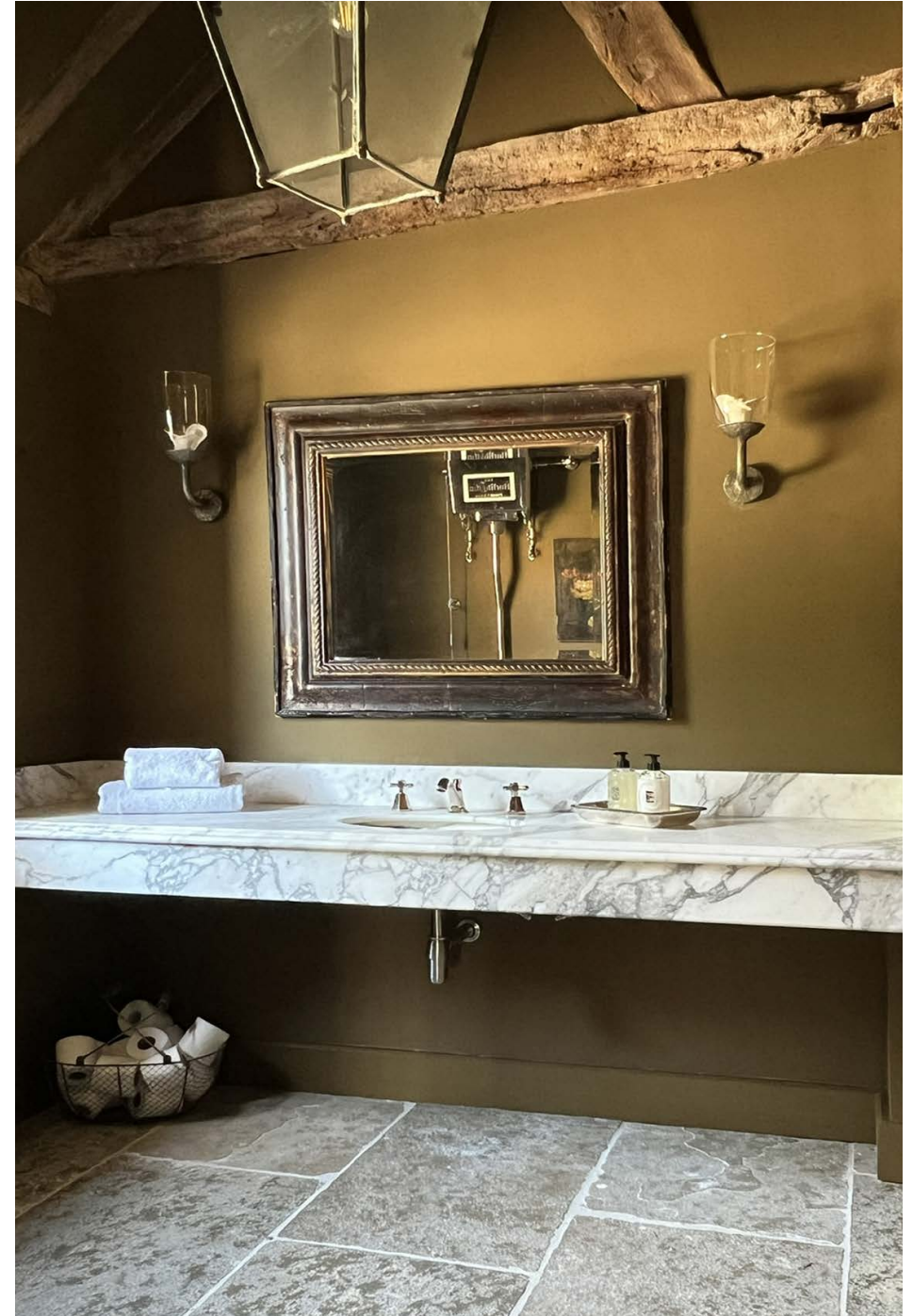


DESCRIPTION

The principal suite is particularly impressive, with a dramatic vaulted ceiling, exposed structural timbers and full-height glazed doors opening directly onto the gardens. A luxurious en suite bathroom and dressing area complete this private retreat.

There are four further bedrooms arranged across the ground and first floors, all benefiting from en suite facilities, providing excellent accommodation for family and guests. A galleried landing overlooking the entrance hall enhances the sense of space and architectural interest.

Approached through electric gates, the property enjoys a substantial driveway with ample parking. The gardens and grounds, extending to approximately 0.67 acres, are enclosed by a combination of brick walls, estate fencing and newly planted hedging.





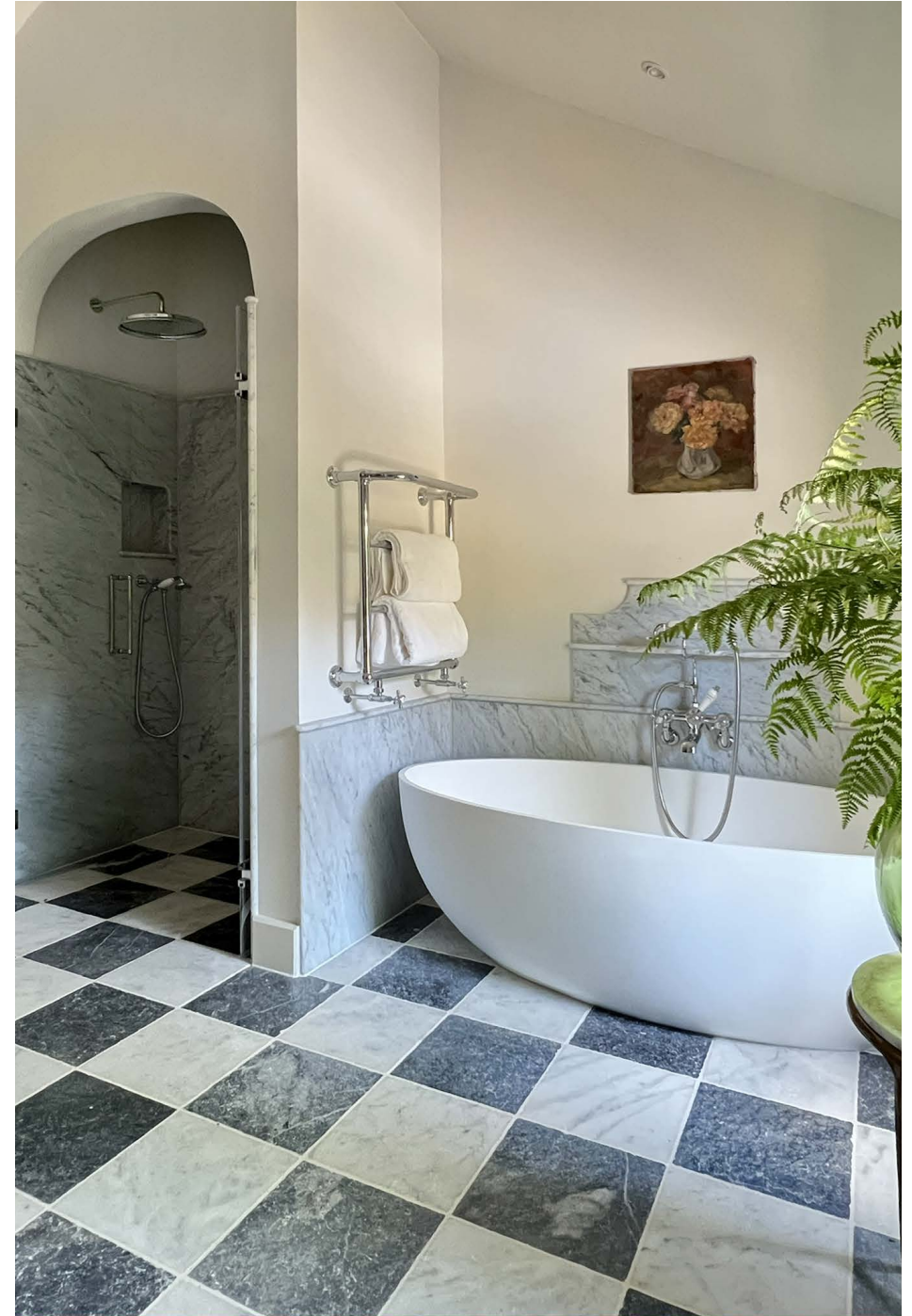


LOCATION

The property is located in a small hamlet near Ripley village (about 1 mile) with specialist shops, restaurants, public houses and a hotel.

The nearby towns of Cobham and Guildford provide a wide selection of restaurants, shopping and entertainment, supplemented by a fast train service to London and the south west. The M3 and A3 lead to London and the south coast and junction 10 of the M25 is approximately 2 miles away, providing access to the national motorway network and London's international airports.

The area is renowned for outstanding schooling and the following are within easy driving distance; Charterhouse, RGS Guildford, Guildford High School, St Catherines, Epsom College, Danes Hill School, Felton Fleet, Wellington and Tormead.





Approximate Gross Internal Area N
5,423 sq. ft / 503.84 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.

Approximate Gross Internal Area = 503.84 sq m / 5,423 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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