

£437,500 LEASEHOLD

5 Stansfield Court, 43 Newark Lane,
Ripley, Woking, Surrey, GU23 6BS

HENSHAWS



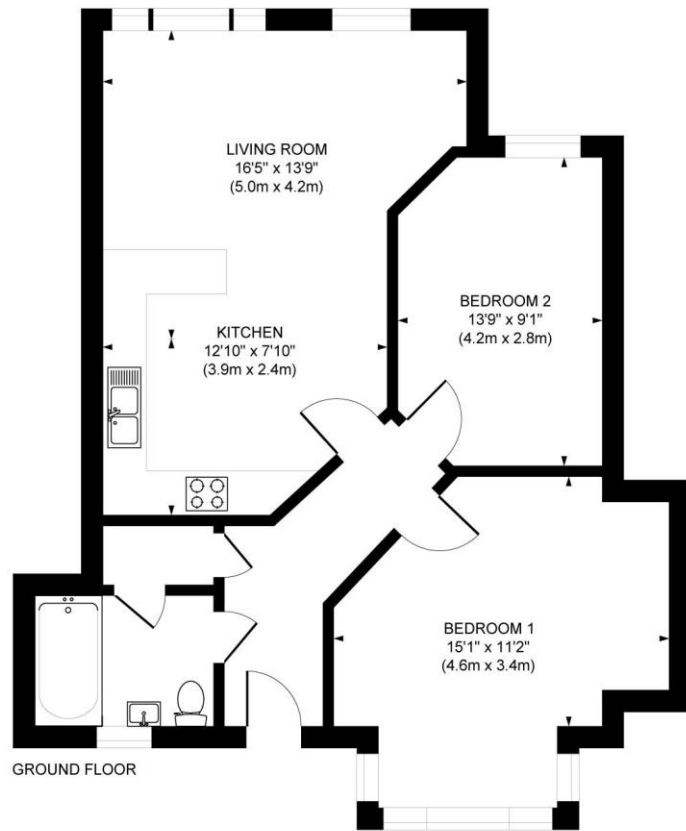
Direction From our offices take the Ockham Road North for about three miles going through Ockham Village. On reaching the A3 roundabout take the first left towards Ripley village. after about a mile in the centre of Ripley Village turn right towards Pyrford into Newark Lane. After a few hundred metres Stansfield Court will be found on the left before the turn into Wentworth Close.

Local Authority

Guildford Borough Council: 01483 505050



Approximate Gross Internal Area
719 sq. ft / 66.80 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.

Energy performance certificate (EPC)			
Current energy rating	C	Current energy consumption	100 kWh/m ² /year
Property type	Detached house	Energy efficiency class	A
Current energy	100 kWh/m ² /year	Energy efficiency class	A
Rules on selling this property			
Properties can be sold if they have an energy rating from A to E.			
Energy rating and scores			
Energy rating	A	Energy score	92
Energy rating	A	Energy score	92

HENSHAWS

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

Ref: 00002226

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.

**5 Stansfield Court, 43 Newark Lane,
Ripley, Woking, Surrey, GU23 6BS**

Am immaculately appointed and spacious ground floor apartment situated in a small private gated development close to the village centre.



THE PROPERTY An immaculately appointed ground floor maisonette situated in a secure gated development a short level walk from Ripley village centre. The property which is accessed via its own private entrance offers bright spacious and imaginatively designed accommodation evident from first opening the front door. The large living room has light flooding through whilst the open plan kitchen is exceptionally well appointed with a comprehensive range of high-end appliances and quartz working surfaces including a good size breakfast bar return separating the living area. There are two excellent double bedrooms (one currently used as a separate sitting room), both with a superb range of fitted wardrobes and an immaculate bathroom with rainfall shower over. The property has lovely oak doors throughout, together with plantation shutters over the double glazed windows. Outside there is a small flower/shrub bed and ample parking both allocated and visitor together with enclosed bicycle and bin storage. Ripley High Street which offers a delightful range of coffee shops, farm shop and many other independent retailers is just a few hundred metres away, as is Dunsborough Park and Ripley Green providing delightful rural walks. COUNCIL TAX BAND D

