



Perseverance Cottages, High Street, Ripley, Surrey, GU23 6AG

£525,000

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Entered via a picturesque courtyard garden a newly installed Dutch style door opens into a fantastic kitchen/dining room which is undoubtedly the hub of the home offering superb space for entertaining. Slate tiled floors are the perfect canvas for the charming shaker style kitchen with solid wood work surfaces, integrated appliances, butler sink and stylish tiled surrounds. Recently double-glazed windows allow natural light to flood in, lighting the space which can easily accommodate a large dining table.

From here, a door opens to the main living room, a relaxing space with a feature fireplace in the centre of the room, allowing for open fires in the winter, a perfect space to curl up and unwind. Alcoves either side of the fireplace allow for storage along with space understairs.

Stairs accessed from a hall on the ground floor lead to the first floor landing boasting two bedrooms, both with built-in storage. The bathroom located on the first floor matches the character of the property perfectly with impressive wooden flooring, bath with shower over and glass shower screen, low level WC and hand basin in a vanity unit.

Located on the second floor is a third bedroom, a generous double room currently in use as a 2nd reception room/gym. Bespoke fitted shelving and built-in cupboards have been fitted to maximise the space on offer and the room enjoys lovely views over the rooftops and countryside beyond.

Externally there are two welcoming garden spaces outside. To the front of the property the aforementioned courtyard is a pretty walled space with Indian Sandstone paving, brick-built storage and agate leading to the popular High Street. To the rear, a decked garden with mature shrub borders is an intimate outdoor delight perfect for alfresco dining or enjoying a drink in the summer.

Situated on Ripley High Street the property is within easy reach of the village green and just moments from local shops, many pubs and amenities. Parking can be found on street for both guests and visitors just outside the terrace of cottages.

Council Tax Band E - £2,784.03pa
Freehold

- Terraced family home
- Three bedrooms
- Spread across three floors
- Stunning kitchen/diner
- Cosy living space
- Front and rear gardens
- Stylish bathroom
- Ripley village centre
- Immaculately presented

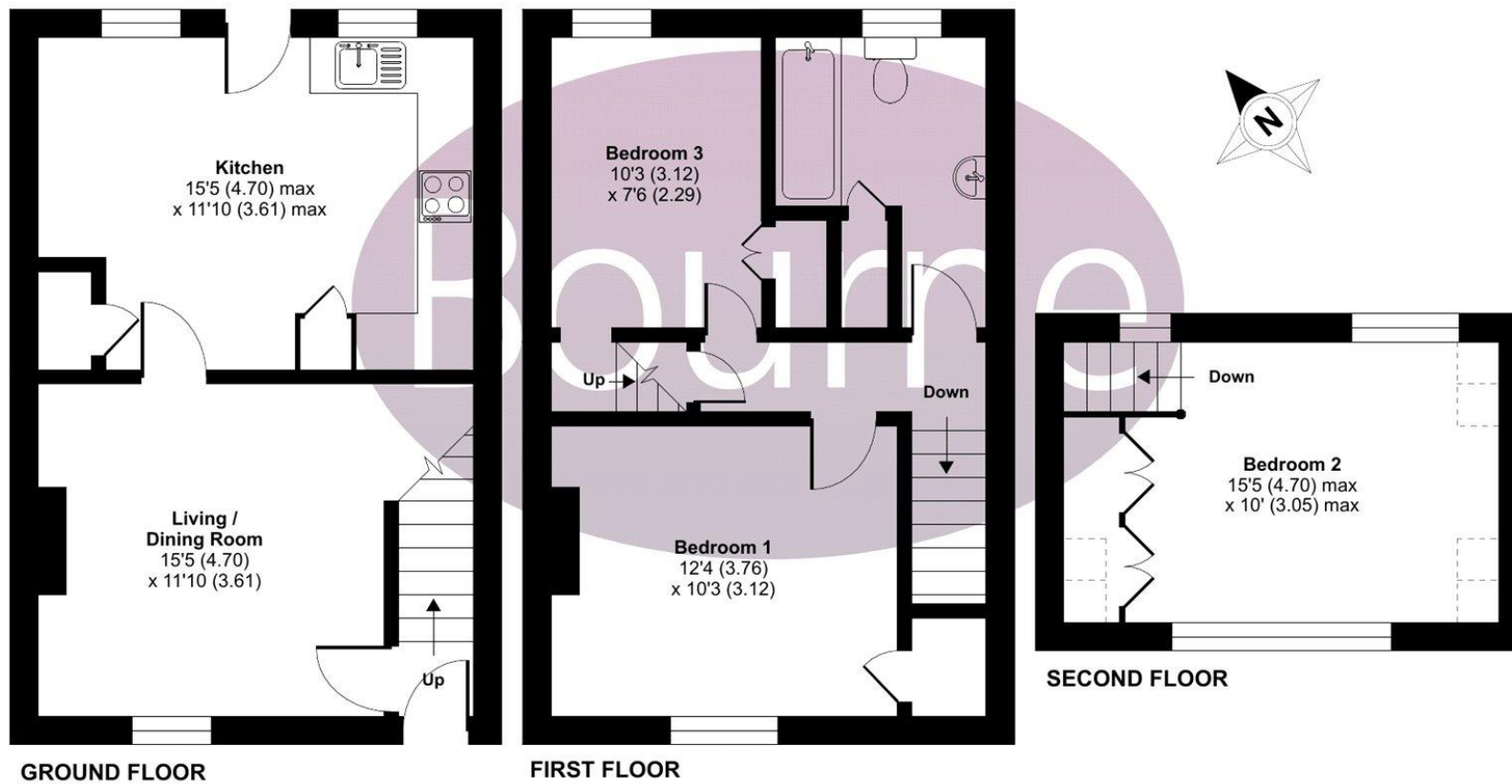


Floorplan

High Street, Ripley, Woking, GU23

Approximate Area = 889 sq ft / 82.6 sq m
Limited Use Area(s) = 12 sq ft / 1.1 sq m
Total = 901 sq ft / 83.7 sq m
For identification only - Not to scale

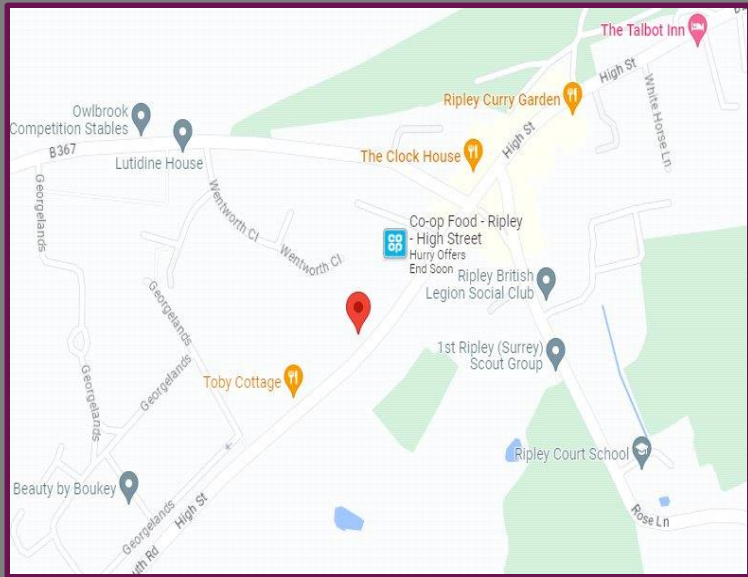
Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2023. Produced for Bourne Estate Agents. REF: 1044392

Location

The village of Ripley has existed since Norman times, with parts of St. Mary Magdalen church circa 1160. Among the more than 20 listed buildings and cottages in the village are a number of antique shops and delicatessens. The high street also includes a supermarket, cobblers and bakery. The village is located within reach of the M25, Guildford and Woking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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