



ESTATE AGENTS



High Street, Ripley, Woking, Surrey, GU23 6BD

£600,000

High Street, Ripley, Woking, Surrey, GU23 6BD

Charming character property situated down a quiet lane in the centre of Ripley Village.

You'll enter a welcoming hallway that links all the main living areas and a convenient ground floor WC. The sitting room is filled with natural light, thanks to its bay window, and features a gas fire set within an attractive fireplace. Custom shelving with cupboards below provides practical storage in the alcoves on either side.

The dining room is spacious enough for a large table and chairs and comes with modern built-in cupboards, blending functionality with style.

The kitchen offers sleek gloss units, wooden countertops, and a traditional butler's sink. Integrated appliances, such as a dishwasher and two electric ovens (one with a microwave and grill) and space for a range cooker. French doors lead out to the charming walled courtyard garden, offering a seamless transition between indoor and outdoor living.

A study off the hallway offers a quiet space for work or relaxation, complete with ample desk and shelving space.

Upstairs, you'll find a stylish shower room with modern tiling and a white suite, including a spacious walk-in shower cubicle. Both bedrooms have built-in cupboards, with the double bedroom benefiting from a walk-in wardrobe.

Outside, a low brick wall surrounds the front block-paved area, perfect for displaying potted plants. Off-street parking and a double garage provide practicality. The rear courtyard offers a private retreat, with space for a patio set and potted plants. Access to the garage from the rear completes the picture of this charming home.

Freehold
Council Tax Band E

- Character property
- Quiet lane setting in the Village centre
- Two double bedrooms
- Study/third bedroom
- Spacious reception spaces
- Wonderful refitted kitchen
- Walled courtyard garden
- Double garage and parking



Floorplan

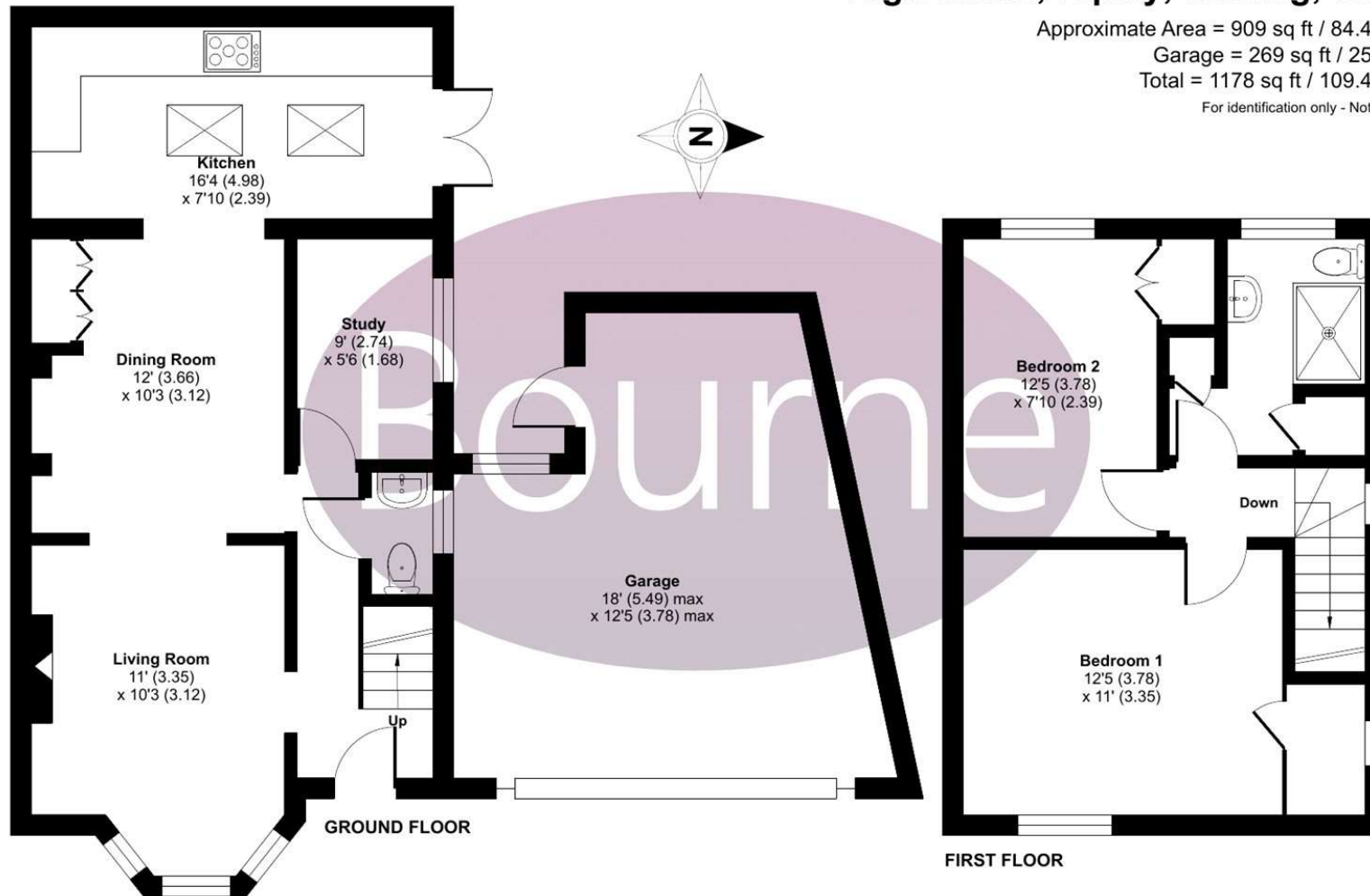
High Street, Ripley, Woking, GU23

Approximate Area = 909 sq ft / 84.4 sq m

Garage = 269 sq ft / 25 sq m

Total = 1178 sq ft / 109.4 sq m

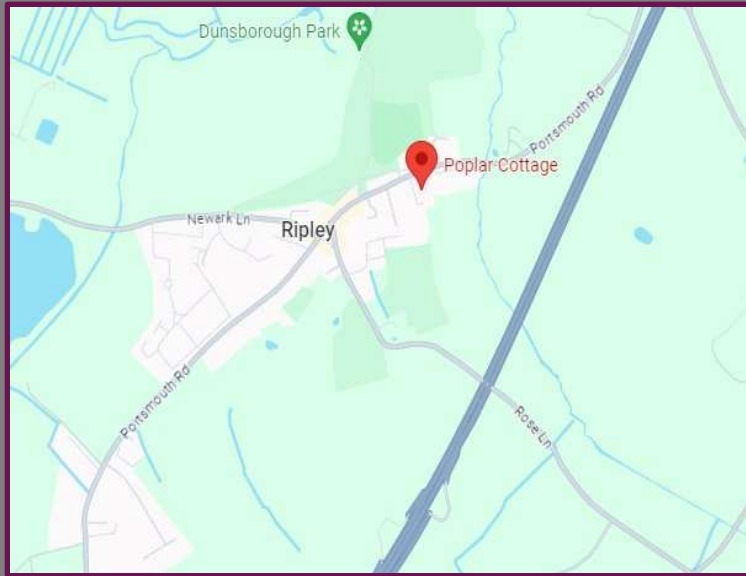
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Bourne Estate Agents. REF: 1109834

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		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(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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