



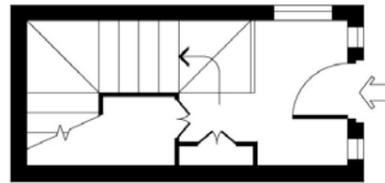
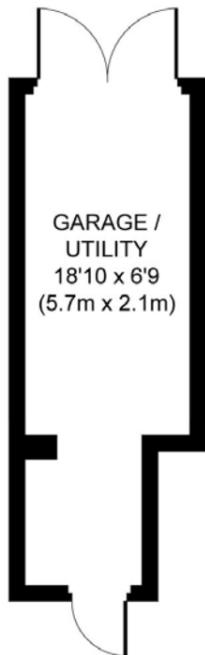
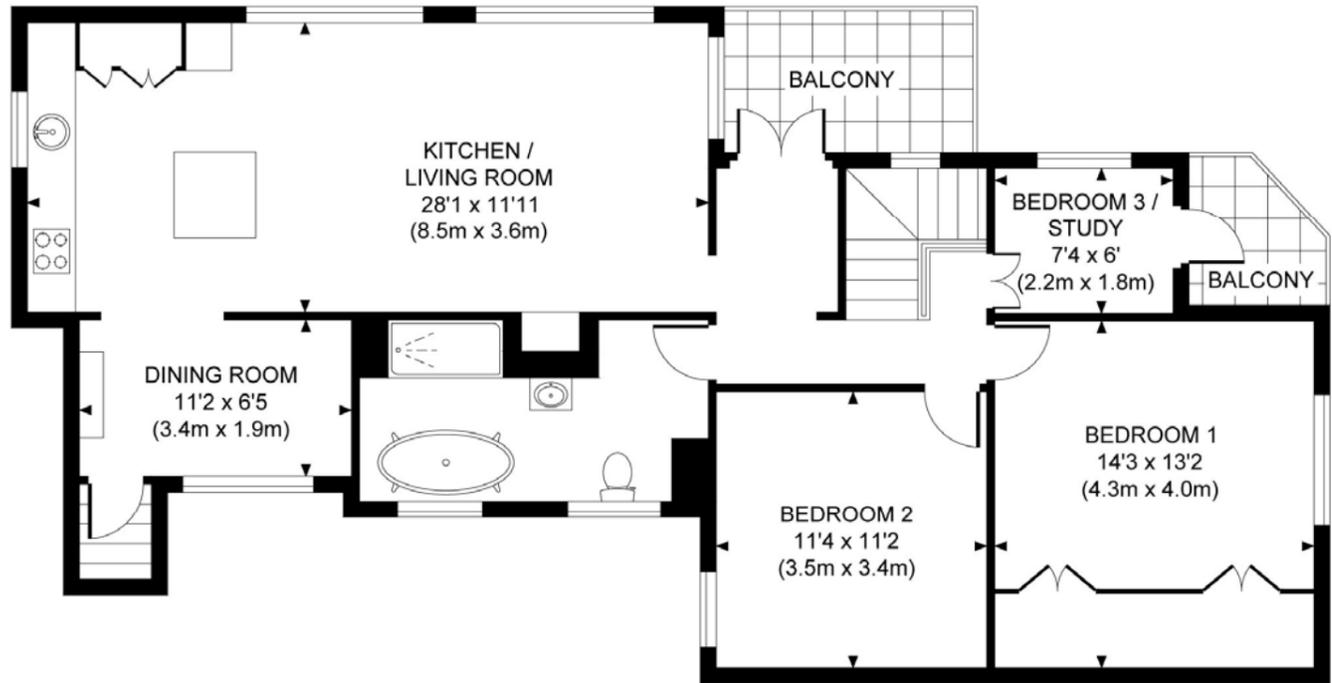
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# SEYMOURS

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Approximate Gross Internal Area  
1081 sq ft / 100.4 sq m  
Approximate Gross Internal Area Outbuildings  
124 sq ft / 11.5 sq m



**Ripley**

**Guide Price £600,000 Freehold**

**NO ONGOING CHAIN**

A Unique and beautifully presented three bedroom property which forms part of a Victorian house and a converted barn in the heart of Ripley village with superb views over the green. The property benefits from its own private entrance as well as two balconies, private garden and a garage/store and utility room.

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**Description**

This rarely available three bedroom home is presented to the market in superb decorative order having undergone various improvements by the current resident owner.

Situated in a stunning position over-looking the green, Corner Cottage offers wonderful and light and spacious accommodation throughout. The main attraction is the incredible open plan living area which features a fully vaulted ceiling with exposed beams with quadruple aspect windows and views directly over the green. The property has oiled oak floors throughout and the lounge area has a built in log burning stove. The high quality kitchen offers a good range of Siematic units with full complement of Miele appliances and solid quartz worktops. There is a further Benefit of a fully fitted separate dining area which can be turned into a guest sleeping area. There is also access to the rear garden and utility/garage below.

The main bedroom has been re-fitted to now offer two walk-in wardrobes but still with plenty of space for a large bed and further furniture. The second bedroom is an excellent size whilst the third bedroom is currently fully fitted as a study. The luxurious family bathroom is a superb size with a roll-top bath and separate double shower, again fitted to a high standard. The property features two balconies, both with superb views over the green and offering further entertaining space or a place to sit and relax in the evening.

EPC Rating: F



**Location**

One Corner Cottage is enviably located in the heart of Ripley village over-looking the cricket green and fields beyond. With two balconies looking out to the green, views of this nature are a rarity within Surrey, especially from an elevated position. This location would be perfect for anyone wanting to be within walking distance of shops, in the heart of such a wonderful village and yet with direct access to the green for wonderful walks, picnics and especially for any pet-owners. Young professional individuals or couples would also relish the space, usually found in more expensive houses and without the need to maintain a large garden but yet still offering some outside space for entertaining and whereby you have access to a '65 acre garden'.



**Ripley Village**

Ripley is an historic and sought-after village in Surrey popular with all walks of life: families, young professionals and downsizers alike. The village of Ripley is said to have the largest village green in England (approximately 65 acres) and benefits from a fantastic selection of award-winning café's, shops, pubs and restaurants. Pinnocks Coffee House on the High Street has been awarded Best Coffee Shop in Surrey and there is the further Nest Coffee shop and the incredible Clock House restaurant. For something more relaxed there is also a wide selection of local pubs to choose from.

Ripley enjoys superb access to both the A3 and M25 motorways with both Gatwick and Heathrow airports within easy reach keeping this ever-popular village well-connected and in demand.

Woking Station offers a regular service to London Waterloo with trains approximately every 7 minutes and a journey time of approximately 22 minutes. Alternative services are provided from West Clandon and East Horsley with trains to London Waterloo arriving within one hour.

Viewings by appointment only, contact 01483 211644

All of our properties can be viewed by visiting our website: [www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)

