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1933



2 Homewood Farm Cottages, Newark Lane

Ripley, Surrey GU23 6DJ



A charming Lovelace character cottage situated in Ripley, with a detached Studio all set in the most delightful 1/3 Acre grounds.









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Ripley, Surrey

With origins dating back to 1868, this charming Lovelace cottage is a unique offering to the market, affording atmospheric accommodation throughout by the retention of many original features which have been sympathetically blended to meet the needs of modern day living.

Once across the threshold access is officially made via the charming stable door, where one steps into a spacious entrance hall giving access to the snug lounge with feature fireplace and window overlooking the attractive front gardens and driveway, which have been formally laid out in a traditional English cottage style. The hallway in turn gives access to an ample sized utility room/boot room with direct access onto a substantial patio and garden beyond. The Farmhouse style Kitchen/Breakfast room, complete with gas range cooker and extractor fan above, seamlessly connects the living areas and creates a real "hub of the home" space. To complete the ground floor spaces is an under stairs cupboard and a beautifully appointed guest WC. The first floor bedroom accommodation is approached via a split staircase which rises from the hallway. The main bedroom with ensuite has semi-vaulted ceilings with Velux roof lights and exposed wall/ceiling joinery, enjoying fabulous views over the garden & fields.

There are 3 further bedrooms, 2 of which have been utilised by the current owners as a Dressing Room and Home Office, but which could equally be used as children's bedroom, depending on one's needs. The upstairs bedrooms are complimented by a superb family bathroom/shower room being fully fitted with a white suite.

Outside, there is a vast detached Studio which also boasts a built-in kitchenette area. This would make an excellent working from home space, gym or ideal for use by occasional guests and not to be outdone by the main house, has more delightful views over the garden!

The gardens of the property are a true delight, extending to 1/3 Acre in total, and expertly laid out to create the most tranquil setting as one walks passed the multiple extensive patios and along the formal lawns, with an evergreen fir tree taking pride of place between mature boundary screening for maximum privacy. To the front, the house is approached by a spacious gravel driveway which provides ample visitor parking.

This charming family home is conveniently located just on the outskirts of Ripley Village, with views across open fields and yet only 400 yards from Ripley Green and a further 250 yards to the High Street with its delightful range of boutique shops, cafes, restaurants, pubs and general stores.

Tenure: Freehold. Guildford Borough Council Band E.

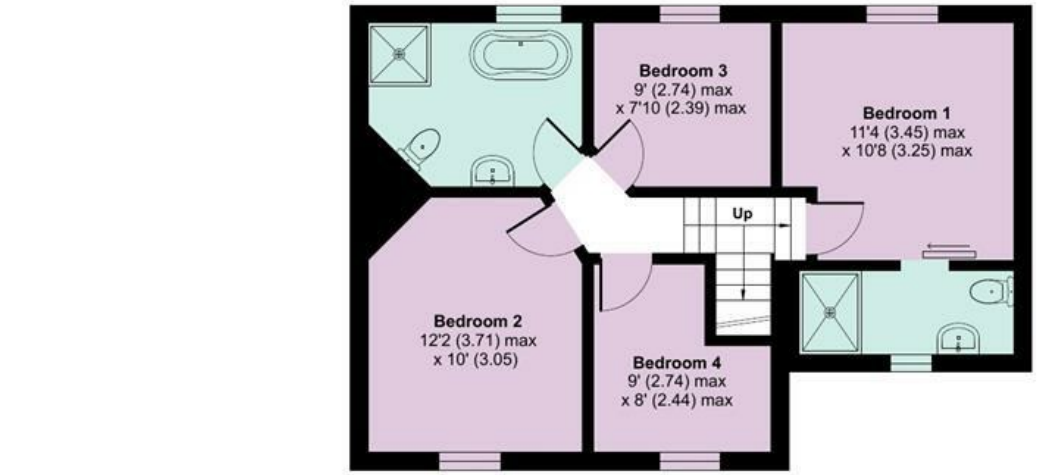




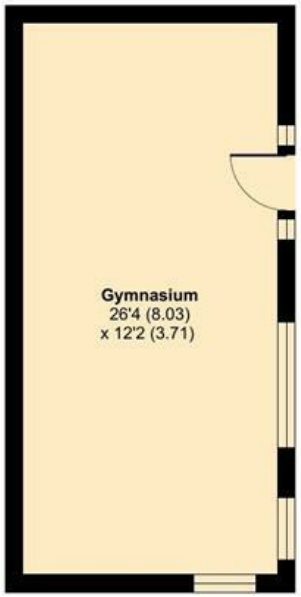




Approximate Area = 1156 sq ft / 107.3 sq m
Outbuilding = 320 sq ft / 29.7 sq m
Total = 1476 sq ft / 137.1 sq m
For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



GROUND FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
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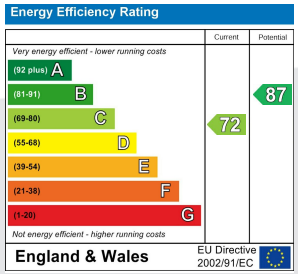




DIRECTIONS

From our office in Ripley High Street, turn right into Newark Lane and follow the road out of the village through the chicane. After passing the turning into Georgelands, 2 Homeward Farm Cottages will be found on the right hand side just before Paper Court Lane.
What3words ///save.flags.skips

Tenure: Freehold. Guildford Borough Council Band E



Our Social Media

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