

Wills & Smerdon



1 Perseverance Cottages High Street Ripley, Surrey GU23 6AG Guide Price £379,950 Freehold

PROPERTY DESCRIPTION

This charming character cottage is positioned a short walk from the historic Village of Ripley and is on the market for the first time for some 40 years. Being an end of terrace the property is slightly larger than the other terraces and also enjoys additional side windows giving a lighter and airy feel. There are many fine features on offer throughout the home including attractive herringbone effect wood block flooring and a feature fireplace within the sitting room. There is a further dining room, 2 bedrooms as well as an upstairs bathroom and kitchen both of which have been re-fitted. Outside there is a private courtyard garden perfect for sitting out on those fine summer mornings and evenings.

PROPERTY FEATURES

- Central Village Location
- Sitting Room with fireplace
- Re-fitted Kitchen
- Courtyard Garden
- Wood Block Flooring
- Dining Room
- Re-fitted Upstairs Bathroom
- 2 Bedrooms

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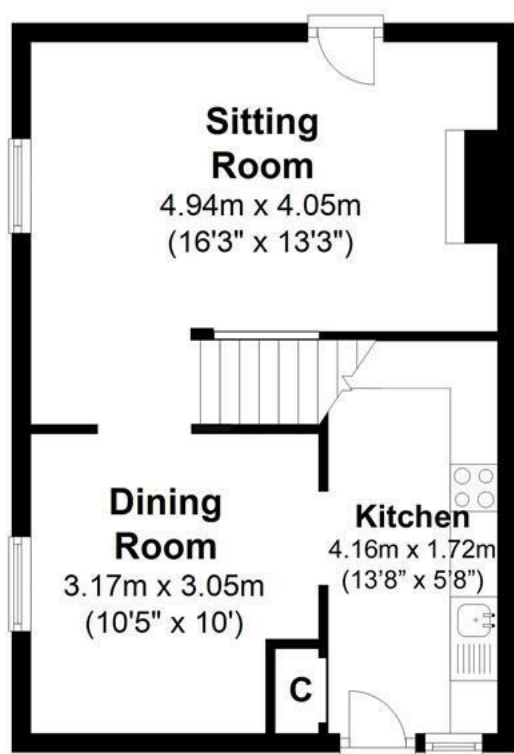
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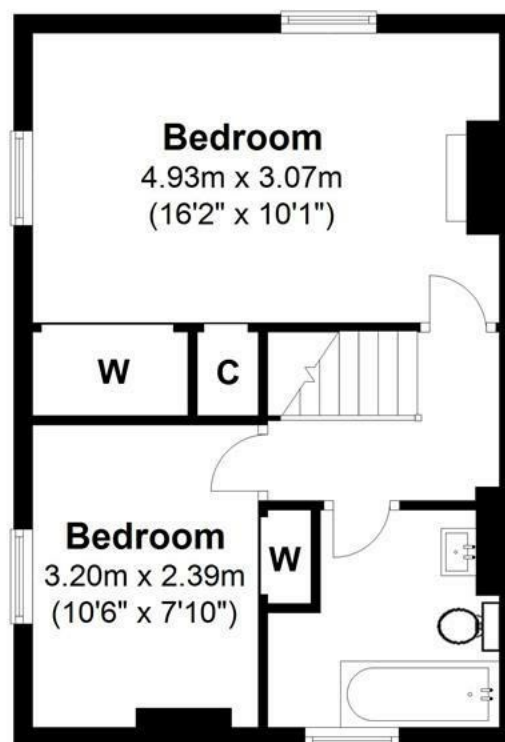
Ground Floor

Approx. 35.8 sq. metres (385.9 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.4 sq. feet)



Total area: approx. 72.1 sq. metres (776.3 sq. feet)

This plan is for layout guidance only. Measurements are for general guidance only and must not be relied upon. Please note the Total Area stated on the Energy Performance Certificate (EPC) may exclude some of the non habitable & external areas within this property and hence may differ from the Total Area figure stated on the floor plan.

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LOCAL AREA

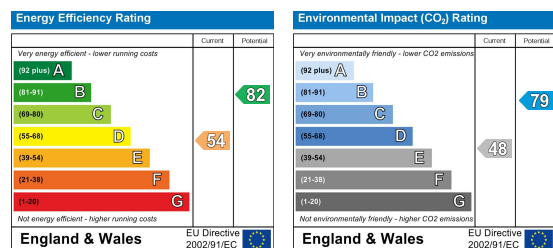
The home is a stones throw from Ripley High Street with its range of local shops, pubs, restaurants and coffee houses. Access to the A3 East and West bound is within a short drive which links in with the M25 motorway network, Guildford and central London. For the rail commuter stations are located at Woking, West Byfleet & Clandon all of which serve London Waterloo.

DIRECTIONS

From our offices in Ripley turn right and continue for approximately 300 yards where the sign for Perseverance Cottages can be located on your right.

EPC RATING

54



WHAT NEXT?

If you would like to book a viewing for this property please do not hesitate to contact our expert sales team using the contact details below.

Important note to applicants: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements of Representation or fact. The services, systems and appliances listed in this specification have not been tested and no guarantees as to their operating ability or efficiency are given. All floorplan measurements and layouts have been taken as a guide to prospective buyers only and must not be relied upon. Please note the Sq Ft measurement will differ on the EPC to the floorplan. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view a property.

