Wills & Smerdon



Stamford Cottage High Street
Ripley, Surrey GU23 6AA
Price Guide £450,000 Freehold

PROPERTY DESCRIPTION

Located within the heart of the historic village of Ripley is this mid terraced character home. Currently the home is split into 3 sections but a recent planning permission has been granted to turn the shop into residential use, thus being able to create a superb village home. The shop area is of a good size and is dual aspect and offers access into the hair salon, which currently has a lease until 2030. The salon has its own entrance from the high street and has a separate wash area, staff room and offers access into the properties private garden. Upstairs there are currently three separate rooms as well as a kitchen and bathroom. Clearly there is scope to re-arrange the upstairs accommodation to suit individual needs subject to the usual consents. Outside there is an enclosed rear garden as well as a garage which is accessed via Rose Lane.

PROPERTY FEATURES

- Central Ripley Location
- Kitchen & Bathroom
- Shop with planning granted
- Private Garden
- 1645 sq.ft.
- Hair Salon
- 3 First floor rooms
- Garage

6 Station Parade, East Horsley, Surrey, KT24 6QN
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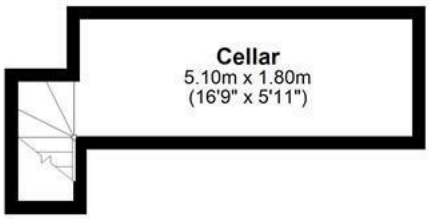
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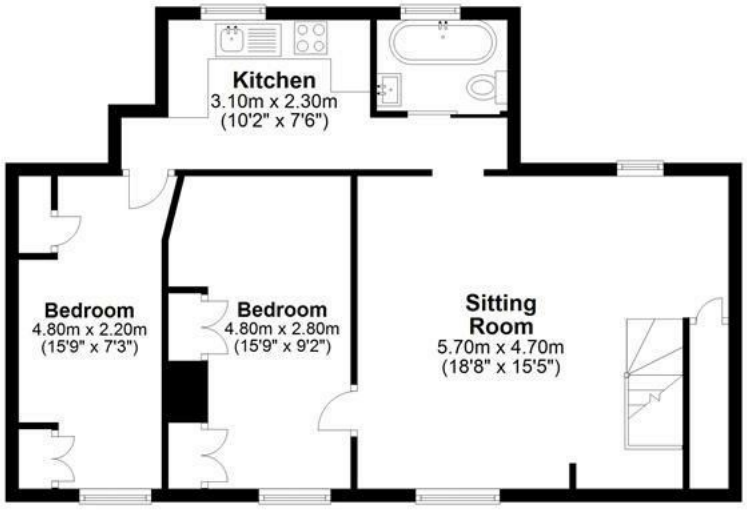
Ground Floor
Approx. 76.6 sq. metres (824.6 sq. feet)



Cellar
Approx. 10.8 sq. metres (116.2 sq. feet)



First Floor
Approx. 65.4 sq. metres (704.3 sq. feet)



Total area: approx. 152.8 sq. metres (1645.1 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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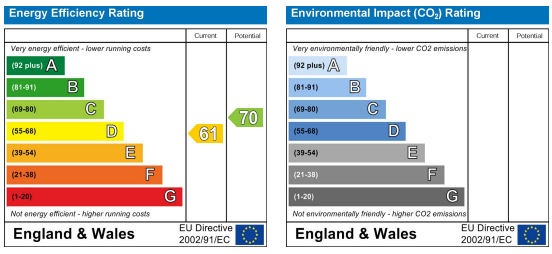


LOCAL AREA
Ripley Village offers a range of interesting shops, highly acclaimed restaurants, cafes and public houses, as is Ripley Village Green, purported to be one of the largest in England, with its wonderful walks, panoramic views and historic cricket club. For the commuter, the A3 is easily accessed providing onward travel to the M25, central London and Guildford. There are stations at nearby Woking and Clandon serving London Waterloo.

DIRECTIONS
The home is located almost opposite our offices in Ripley High Street.

EPC RATING

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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 that the Sq Ft measurements in the EPC will differ from 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.

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