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Flat 1 Lutidine House, Newark Lane,

Ripley, Surrey GU23 6BS



A simply stunning ground floor, double bedroom apartment with 561 sq ft of space, conveniently located in the heart of Ripley Village with allocated parking and direct access onto an outdoor patio.









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Ripley, Surrey

Lutidine House is a historic building conveniently located within a short walk of Ripley village centre, having been the subject of conversion into high specification apartments in 2015.
Situated in the very heart of Ripley village, and literally opposite the wonderful open spaces of the Village Green, this delightful apartment has a charming ambience, being located on the ground floor and having a real "highly accessible" feeling.
This immaculately presented apartment enjoys 561 sq ft of space, with all the main accommodation flowing from the beautiful entrance hall. Fitted throughout with hardwood flooring, this light and airy hallway gives access to the superb bathroom fitted with a modern full size bath with shower over, useful storage cupboards, and also provides access to the peaceful double bedroom which has fitted storage/wardrobe. The main living area with separate external door provides ample space for both seating, a dining area and has a fully equipped kitchen area, all with lovely views towards Ripley Green.

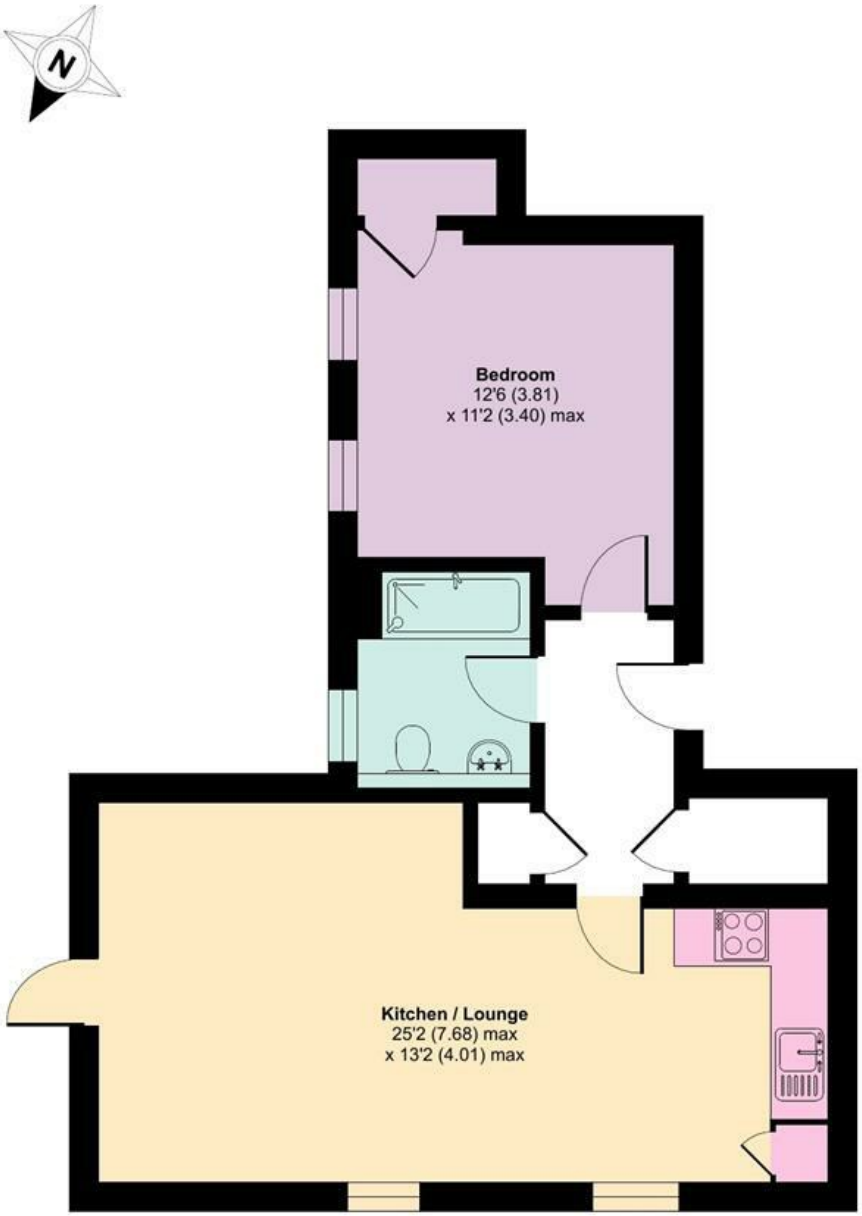
The apartment is fully double glazed and centrally heated heating by a gas fired boiler, and all in all offers accommodation which is literally ready to move in to without having to even unpack a paintbrush!
Outside, each apartment enjoys the benefit of a designated private off street parking space, and on the opposite side of Newark Lane, is access directly onto Ripley Village Green. Reportedly one of the largest Greens in England, there are monthly Farmers Markets along with lovely walks, access to the Wey navigation and home to one of the oldest cricket clubs in the land!
Ripley is a charming and historic village offering great commuting road links to the A3 and M25. The are mainline stations are nearby at Clandon and Woking, and the village itself benefits from a selection of historic inns and restaurants, cafes and local boutique shops.

Tenure: Leasehold/Share of Freehold 150 years from 2015.
Guildford Borough Council Band C
Service Charge: £2800 pa


Give way to oncoming vehicles
Ripley C of E Infant School

Approximate Area = 561 sq ft / 52.1 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for Wills and Smerdon. REF: 1231067



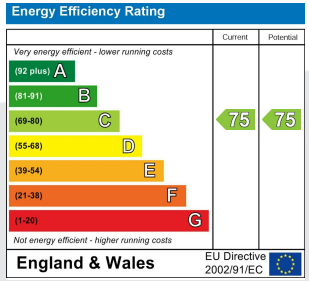




DIRECTIONS

From our offices in Ripley, follow Newark Lane for approx 600 metres, where Lutidine House will be found on the left hand side, opposite the pedestrian access to Ripley Village Green.///rates.pies.logic

Our Social Media



Tenure: Leasehold. Guildford Borough Council Band B.

Horsley Office | 6 Station Parade, East Horsley, Surrey, KT24 6QN **T** | 01483 284141

E | enquiries@willsandsmerdon.co.uk **W** | willsandsmerdon.co.uk