

Wills & Smerdon



'Little Acorns' 1 Oaks Way Ripley, Surrey GU23 6LT

Offers In Excess Of £675,000 Freehold

PROPERTY DESCRIPTION

A rarely available bungalow situated in an enviable and private position amongst only three other similar properties offered for sale with no onward chain. This well presented home was built in 2001 by Martin Grant Homes to a high standard and features a beautiful secluded garden and detached double garage. The property boasts a large triple aspect lounge/dining room and a well appointed kitchen with separate utility room. In addition there are 3 good sized bedrooms and a family bathroom with the principal bedroom with built in wardrobes as well as ensuite shower facilities. Outside, to the front are well tended gardens with driveway parking leading to the detached double garage. The rear gardens offer a good degree of privacy and are of a generous size comprising lawned areas, stocked borders as well as seating areas.

PROPERTY FEATURES

- Private Road
- Large Lounge/Dining Room
- 2 Further Bedrooms
- Good Sized Gardens
- Driveway Parking
- No Onward Chain
- Master Bedroom with Ensuite
- Kitchen plus Utility
- Detached Double Garage
- Immaculate Condition Throughout

Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ
T| 01483 224 343 E| ripley@willsandsmerdon.co.uk W| willsandsmerdon.co.uk

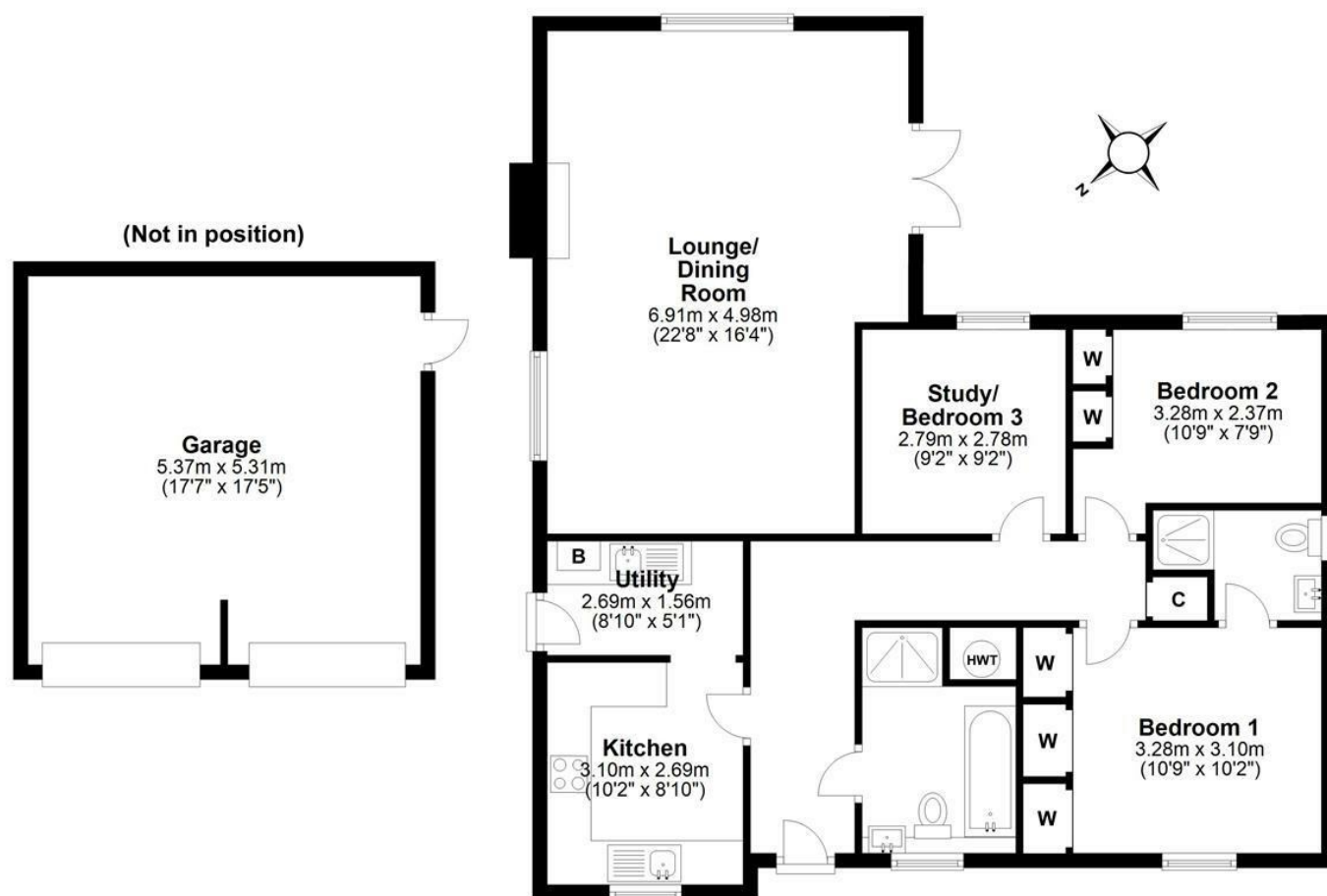
Wills & Smerdon



'Little Acorns' | Oaks Way Ripley, Surrey GU23 6LT

Ground Floor

Approx. 97.0 sq. metres (1044.1 sq. feet)



House area: approx. 97.0 sq. metres (1044.1 sq. feet)

Garage area: approx. 28.5 sq. metres (306.8 sq. feet)

Total area: approx. 125.5 sq. metres (1350.9 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.

Wills & Smerdon

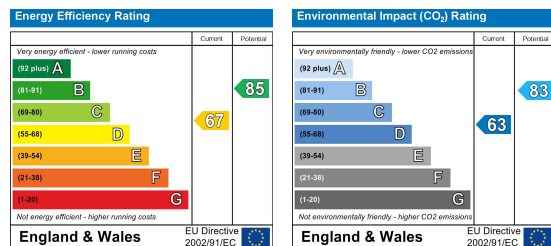


LOCAL AREA

The bungalow is within a 7 minute walk of two excellent pubs and the Ripley Farm Shop selling a wide range of provisions and local produce. It is also a short drive to Ripley Village with more shops, historic public houses, coffee shops and Michelin star restaurants. Just off the High Street is the village green with its historic cricket club and panoramic views and is home to a monthly Farmers' Market. The RHS gardens at Wisley are within easy reach as are many beautiful walks around woodland, country lanes and along the Wey navigation. There is an excellent medical centre nearby and active over-60's clubs in both Ripley and Send. A bus stop around the corner provides services to Woking and Guildford and the A3 is nearby providing easy access to the M25 and into London. Nearby railway stations at Woking, West Byfleet and Clandon all serve London Waterloo.

EPC RATING

67



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.

