



Homes of Distinction



RIPLEY

Send Marsh Road, Send Marsh, Ripley, Woking, Surrey, GU23 6JR

A Beautifully Appointed Residence Overlooking Farmland

An outstanding four double bedroom, three bathroom detached family residence, located in the highly sought after village of Send Marsh. The property is superbly presented throughout and backs onto farmland.

The accommodation comprises a spacious reception room with open plan dining room, enjoying views over the garden and farmland beyond. The kitchen/breakfast/family room is very much the hub of this fine home, a truly fabulous open plan space ideal for entertaining. This space features large sliding doors out to a private side garden, a luxurious Terrance Ball handmade kitchen with impressive centre island, underfloor heating and access to the utility room. Upstairs, a large principal bedroom with Juliet balcony enjoys the rest of the views over farmland, and also benefits from fitted wardrobes and a beautifully appointed en-suite bathroom. There are three further double bedrooms, including the guest bedroom which also benefits from an en-suite shower room. A four piece luxurious family bathroom concludes the first floor accommodation.

Externally, the property is approached via automated gates that lead to off road parking for numerous cars. The rear and side gardens feature paved terraces and offer a good degree of seclusion and privacy.



To arrange a viewing or a valuation on your home please contact the
directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800







LOCATION

The village of Ripley is said to have the largest village green in England (approximately 65 acres) and benefits from a fantastic selection of award-winning café's, shops, pubs and restaurants. Pinnocks Coffee House on the High Street has been awarded Best Coffee Shop in Surrey and there is the further Nest Coffee shop and the incredible Clock House restaurant. For something more relaxed there is also a wide selection of local pubs to choose from. Woking Station offers a regular service to London Waterloo with trains approximately every 7 minutes and a journey time of approximately 22 minutes. Alternative services are provided from West Clandon and East Horsley with trains to London Waterloo arriving within one hour.





ACCOMMODATION & SPECIFICATION

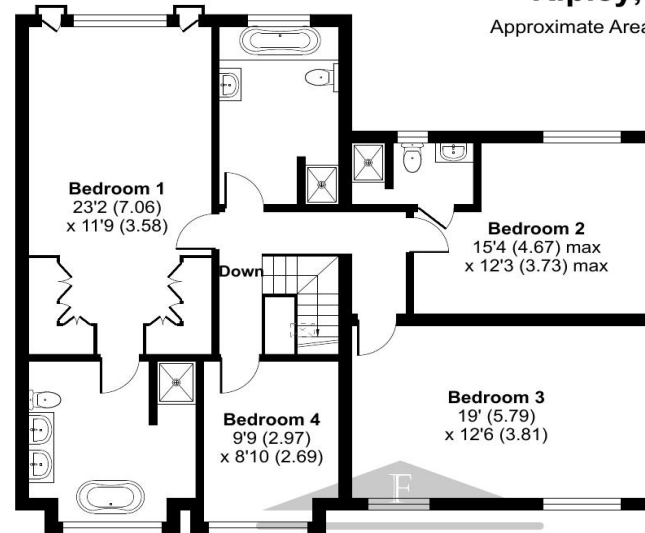
- ❖ Four Double Bedrooms
- ❖ Three Bathrooms
- ❖ Luxurious Terence Ball
- ❖ Impressive Kitchen/Breakfast/Family Room
- ❖ Open Plan Reception Room
- ❖ Underfloor Heating
- ❖ Rear & Side Gardens
- ❖ Views Over Farmland
- ❖ Automated Gates



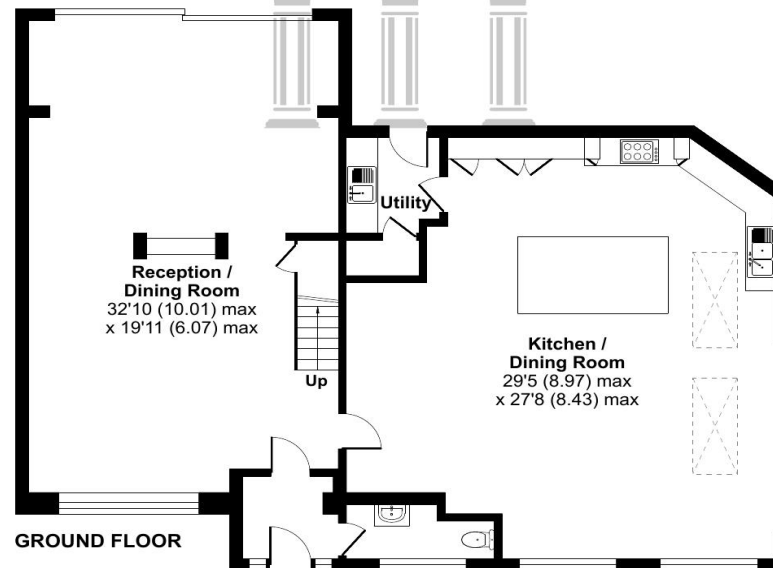
Ripley, Woking, GU23

Approximate Area = 2707 sq ft / 251.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Foundations Independent Estate Agents. REF: 956702

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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www.foundationsofwoking.com

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