



RIPLEY

£625,000

Introducing a remarkable opportunity to acquire a property that is now available for the first time in over 60 years. This extended semi-detached period cottage offers a wealth of charm and character.

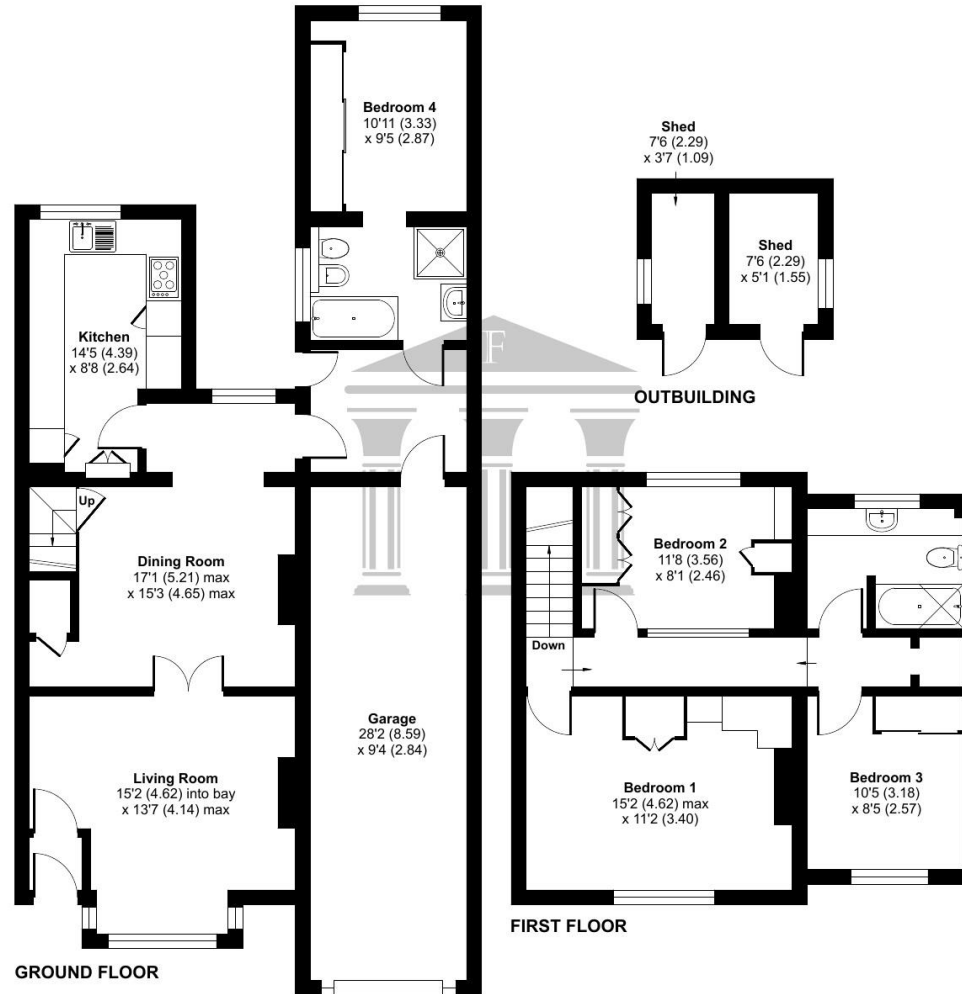
Burnt Common Lane, Ripley, Woking, GU23

Approximate Area = 1572 sq ft / 146 sq m (includes garage)

Outbuilding = 65 sq ft / 6 sq m

Total = 1637 sq ft / 152 sq m

For identification only - Not to scale



Burnt Common Lane, Ripley, Woking, Surrey, GU23 6HD

- **Extended 4 Bedroom Semi Detached Period Cottage**
- **Two Sizeable Reception Rooms**
- **Two Bathrooms**
- **Secluded Garden**
- **Off Road Parking & Integral Garage**
- **NO ONWARD CHAIN**

Introducing a remarkable opportunity to acquire a property that is now available for the first time in over 60 years. This extended semi-detached period cottage offers a wealth of charm and character. Situated in the sought after village of Ripley, this residence provides a desirable combination of sizeable living spaces, versatile accommodation, and attractive features throughout.

A welcoming entrance hall leads to two generously proportioned reception rooms, each offering ample space for entertaining and relaxation. These rooms are flooded with natural light, thanks to the presence of bay windows, which also add to the property's character. The high ceilings further enhance the sense of space, creating a delightful ambiance.

The cottage boasts four well-appointed bedrooms, including a ground floor bedroom with an en suite, providing convenience and flexibility. The remaining bedrooms are located on the upper level and offer comfortable living quarters for family members or guests. Completing the accommodation is a family bathroom, providing a tranquil space for relaxation. Throughout the property, numerous character features are showcased, including the aforementioned high ceilings, bay windows, and fireplaces. These charming elements contribute to the unique character of the home. Nestled within secluded gardens, this property offers a serene and private environment. The outdoor space provides a picturesque setting, allowing for outdoor activities, gardening, or simply unwinding in nature. A brick built outbuilding adds additional storage options, while off-road parking and an integral garage provide convenience and security for vehicles.

Ideally situated in a sought-after village, this cottage offers the perfect blend of peaceful countryside living and easy access to local amenities. Residents can enjoy the tranquility of village life while benefiting from proximity to shops, schools, and other essential facilities. Furthermore, this property is offered to the market with no onward chain, streamlining the buying process and enabling a smooth transition for the lucky new owners.

Ripley High Street boasts a delightful blend of independent retailers, coffee shops, and antique stores, complemented by the close proximity of larger towns such as Woking, Cobham, and Guildford. Beyond the village, a short drive away, one can immerse themselves in the county's rich heritage at Clandon Park and Hatchlands Park, both cherished National Trust properties. Conveniently, Junction 10 of the M25 and the A3 are easily accessible, and reaching London is a breeze via train connections from Effingham Junction and Clandon stations, as well as mainline routes from Woking and Guildford. Council Tax Band F- EPC Rating D



