



71 Newark Lane, Ripley

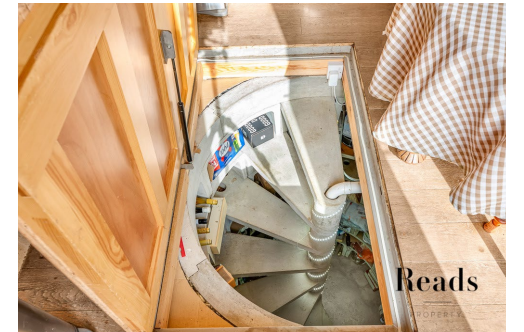


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Built by the current owners, this beautiful home has so many wonderful features, a viewing is recommended to fully appreciate everything the property has to offer.

With a stunning cosy cottage feel you will feel right at home as soon as you enter the property. The reception / kitchen / dining areas are set to the rear of the property to make the most of the southerly aspect, the cosy sitting area offers a stunning log burner, open plan to the dining space complete with a wine cellar, perfect for entertaining family and friends. Furthermore, to the ground floor there is a useful utility, downstairs cloakroom and a second reception which could be used as a home office, playroom for young children or a cosy den.

To the first floor the master bedroom and second bedroom are again set to the rear, both have stunning views over the fields next to the property, the master bedroom offers an ensuite with a separate bath and shower, there is also a further shower room to service the second bedroom.

To the second floor there is a further bedroom its own ensuite shower room. This room would be perfect for a teenager or perhaps an au pair due to its privacy.

Externally there is off st parking for several cars to the front, a southerly facing rear garden, solar panel technology for boosting hot water, self-coloured external render and a rainwater harvesting system that feeds the toilets & washing machine.

Situated in the historic village of Ripley, which includes many amenities such as restaurants, pubs, coffee shops, supermarket, bakery, the new farm shop and more. Regular village events include a Farmers' Market, Bonfire and Christmas Market. For more extensive shopping the centres of Guildford, Cobham and Kingston are nearby. The cottage lies about a minute's walk from Ripley Green, with beautiful countryside walks on the doorstep and the stunning green spaces of the Surrey Hills just a short drive away. Local attractions include the world-renowned gardens at RHS Wisley and Polesden Lacey.



Approximate Area = 1351 sq ft / 125.5 sq m
Limited Use Area(s) = 72 sq ft / 6.6 sq m
Total = 1423 sq ft / 132.2 sq m

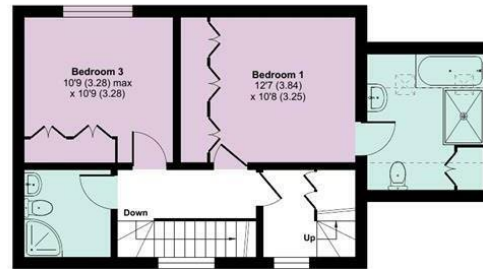
For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



CELLAR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhccom 2023. Produced for Wills and Smerdon. REF: 974889

*This brochure, including the description, floorplans and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed.