



Papercourt Lane, Ripley, Woking, Surrey, GU23 6DS

£1,250,000

Papercourt Lane, Ripley, Woking, Surrey, GU23 6DS

Secluded Elegance, Countryside Charms: Tucked away in a discreet elevated spot just outside Ripley Village, this extraordinary house beckons with its serene surroundings and captivating views.

Family Haven, Stylish Sanctuary: Step inside to discover a spacious haven where luxury meets functionality. The airy reception hall leads seamlessly to a breathtaking family area, with vistas of the lush garden and rolling countryside. Entertain effortlessly in the magnificent Kitchen, which opens onto a sun-soaked terrace, or retreat to the inviting drawing room with its dual aspect and cozy fireplace.

Versatile Spaces, Elevated Living: Below, the basement unfolds with versatile rooms flooded with natural light, offering endless possibilities for living and working. Upstairs, three bedrooms provide panoramic views, while the main bedroom boasts a lavish en-suite, 'his and hers' dressing areas, and access to a balcony.

Gardens of Tranquility, Outdoor Bliss: Embrace the expansive 0.36-acre grounds, where meticulously landscaped gardens blend seamlessly with the open countryside. Enjoy leisurely strolls from your doorstep or relish panoramic sunsets from the ample parking area and decked entertaining space.

This property offers a rare opportunity to embrace luxury living in a tranquil setting, just moments from the vibrant heart of Ripley Village.

Council Tax band G - £3,979.98pa

- Secluded location just outside Ripley Village
- Spacious Reception Hall leading to family area
- Magnificent Kitchen with bi-fold doors to terrace
- Drawing room with triple aspect and fireplace
- Basement with versatile rooms and natural light
- Three bedrooms with panoramic views
- Main bedroom with en-suite and balcony access
- Expansive 0.36-acre grounds with landscaped gardens
- Ample visitor parking and decked area for sunset views



Floorplan

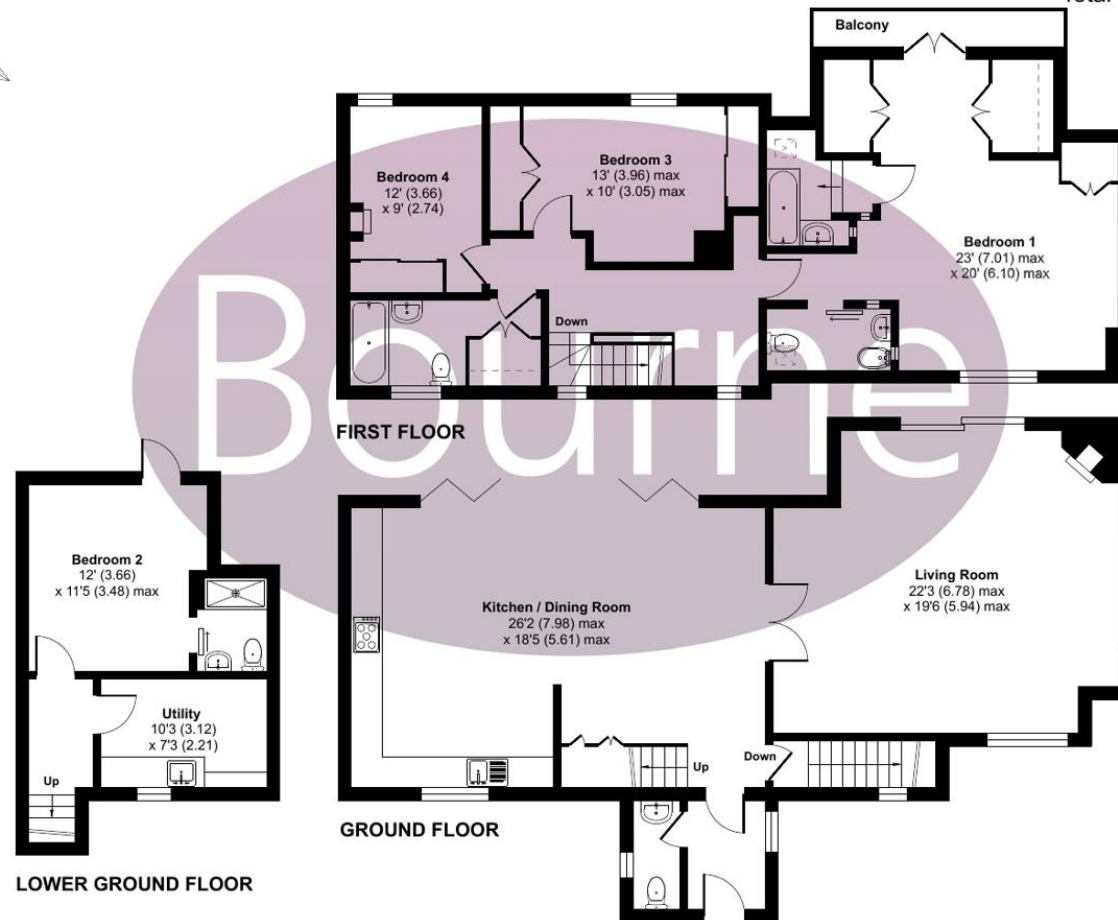
Papercourt Lane, Ripley, Woking, GU23

Approximate Area = 2171 sq ft / 201.6 sq m

Limited Use Area(s) = 10 sq ft / 0.9 sq m

Total = 2181 sq ft / 202.5 sq m

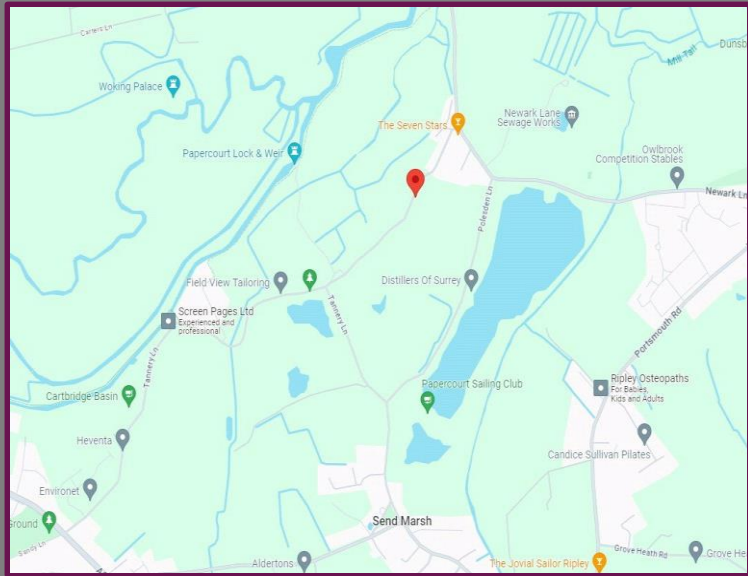
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1131080

Location

The village of Ripley has existed since Norman times, with parts of St. Mary Magdalen church circa 1160. Among the more than 20 listed buildings and cottages in the village are a number of antique shops and delicatessens. The high street also includes a supermarket, cobblers and bakery. The village is located within reach of the M25, Guildford and Woking.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 58 | 70 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

WOKING: 36 Commercial Way, Woking, Surrey, GU21 6EN

Tel: 01483 722244 | Email: woking@bourneestateagents.com

Web: www.Bourneestateagents.com