

Wills & Smerdon



**2 Milestone Close
Ripley, Surrey GU23 6EP**

Offers In Excess Of £550,000 Freehold

PROPERTY DESCRIPTION

Located on the outskirts of Ripley Village and situated within a private road is this detached character home. Offered for sale with no onward chain the home is in need of complete modernisation. The home really is a blank canvass opportunity and offers obvious scope to improve and enlarge subject to the usual consents. Currently the accommodation comprises 2 separate reception rooms, both with feature fireplaces along with a kitchen/breakfasts room located to the rear. Upstairs, there are 2 double bedrooms and a bathroom. Outside to the front there is off road parking with side access leading into the rear. The gardens to the rear are of a generous size with areas of lawn and old vegetable patches and enclosed with fencing and hedging.

Tenure: Freehold

Council Tax: Guildford Borough Council Tax Band E

PROPERTY FEATURES

- Private Road
- Outskirts of Ripley Village
- Dining Room
- 2 Double Bedrooms
- Off Road Parking
- No Onward Chain
- Sitting Room
- Kitchen/Breakfast Room
- Bathroom
- Large Rear Gardens

Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ

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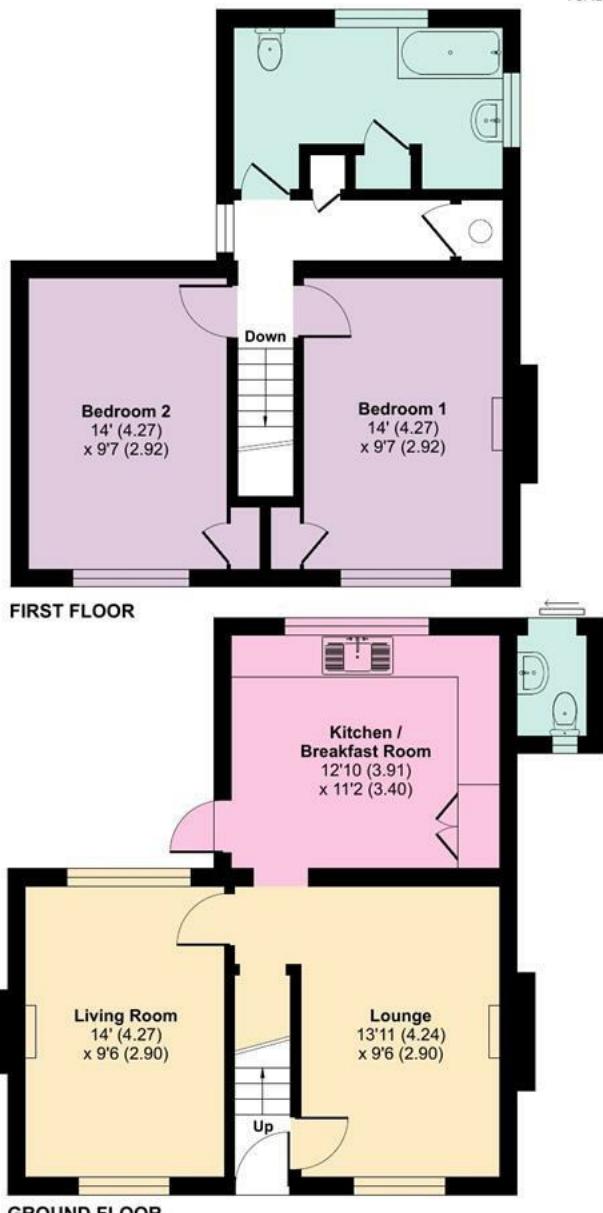
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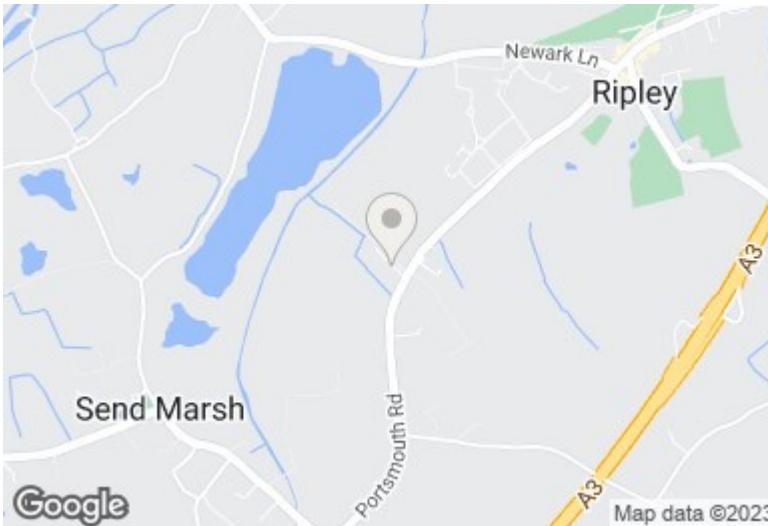
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Approximate Area = 938 sq ft / 87.1 sq m
 Outbuilding = 16 sq ft / 1.5 sq m
 Total = 954 sq ft / 88.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2022.
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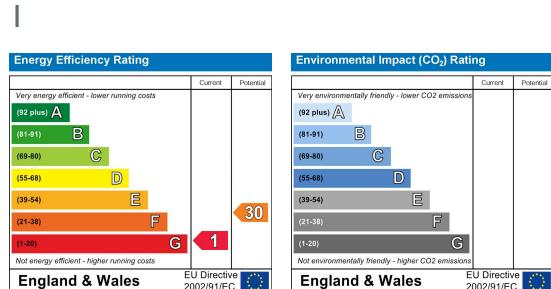
LOCAL AREA

Ripley Village offers a range of interesting shops, highly acclaimed restaurants, cafes and public houses, as is Ripley Village Green, purported to be one of the largest in England, with its wonderful walks, panoramic views and historic cricket club. For the commuter, the A3 is easily accessed providing onward travel to the M25, central London and Guildford. There are stations at, Woking and Clandon serving Waterloo.

DIRECTIONS

From our office turn right and head out of the village on the High Street which becomes the Portsmouth Road. Just after the turning to Grove Heath North which is on your left, the turning to Milestone Close can be found just after on your right.

EPC RATING



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.

