



Dunsborough Farm, Dunsborough Park
Ripley, Surrey GU23 6AL





A delightful 5/6 bedroom detached cottage in a tranquil location within Ripley Village, set in 4 acre grounds offering glorious views over protected open countryside, stunning gardens & paddock, and having fabulous family accommodation including an open plan Dining Room/Living Room to the Kitchen.





Dunsborough Farm, Dunsborough Park Ripley, Surrey

Wills & Smerdon are delighted to offer to the market this truly special house in the most delightful setting, being tucked away in a 'hidden' location on Ripley Village Green. Approached via a gated concealed entrance leading through to a large courtyard with a central area of lawn, this spacious and beautifully presented detached home offers light and airy accommodation totalling almost 6,250 sq ft laid out over two floors.

The ground floor provides a spacious entrance hall, a large kitchen/breakfast room with adjoining orangery/conservatory, utility room with outer hall/lobby and cloakroom. The sitting room features a central open fireplace, while leading off the main hallway, the living room has a feature fireplace and there is a separate study. The three ground floor bedrooms include a principal bedroom suite, guest bedroom with en-suite and further bedroom with en-suite. The accommodation is completed by two first floor bedrooms, both with en-suite bathrooms.

Outside, there is a range of outbuildings including a stable block, extensive garaging ideal for the car enthusiast and ample space for multi vehicle parking, a caravan or boat.

With grounds extending to some 4 Acres in total, the gardens sweep away from the house with views over the most beautiful vistas of open countryside offering stunning panoramic sunsets, and with lovely walks literally on your door step, it's hard to believe Trafalgar Square is just 26 miles distant!

Ripley Village provides an excellent range of shops, a monthly farmers market, and a selection of popular cafés, restaurants and pubs. The area offers an excellent range of schools for all ages including Send First School, Ripley Court School, Cranmore School & St Theresa's. Guildford and Woking town centres are within a short car drive and provide more comprehensive shopping and leisure facilities, while for the commuter Woking provides a fast non stop rail services to London in approximately 23 minutes.

For anyone seeking a beautiful character family home in a location which we are sure will make you smile every time you return home, this is one definitely not to miss.

Tenure: Freehold. Guildford Borough Council. Band: G.



Approximate Area = 3644 sq ft / 338.5 sq m (excludes carport)

Garage = 1838 sq ft / 170.7 sq m

Outbuildings = 764 sq ft / 70.9 sq m

Total = 6246 sq ft / 580.1 sq m

For identification only - Not to scale





DIRECTIONS

Located just off Ripley High Street, follow the directions to the public car park and children's play area. Proceed along the tarmac road for approximately 400 yards, where the entrance to Dunsborough Farm will be found on your left hand side.///hops.cheese.super



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	79
England & Wales		EU Directive 2002/91/EC	

