



11 Grove Heath Court, Gambles Lane
Ripley, Surrey GU23 6HL





ENTRANCE HALL | SITTING ROOM | KITCHEN | | BATHROOM | TWO BEDROOMS | GARDEN | RENTED SINGLE GARAGE | PARKING





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Ripley, Surrey

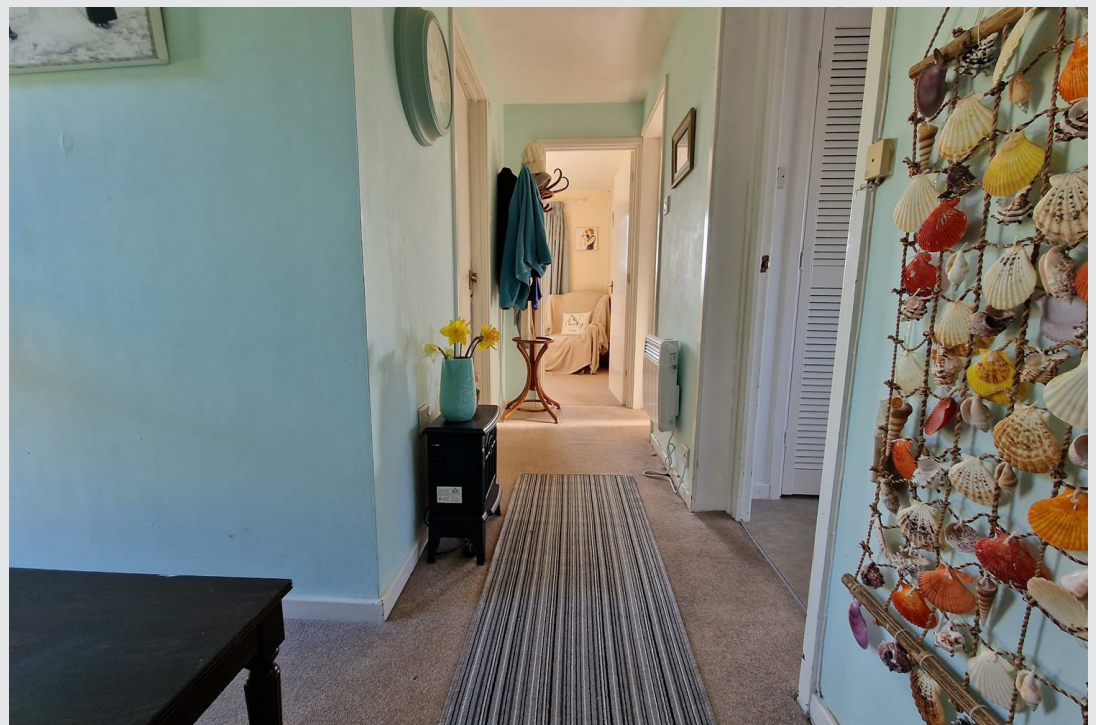
The front door is approached from a covered porch opening into a hallway with doors leading to all rooms. The kitchen offers a range of base and wall units, a sink and spaces for a cooker and washing machine. There is a cupboard which encloses the hot water tank and a back door which opens onto the garden/patio. The living room is a great size, benefitting from a bay window and a double aspect making it very light and bright. There are two double bedrooms, one of which also benefits from a bay window.

The bathroom is a white suite and has a heated towel rail, part tiled walls and window to the side. Outside the garden wraps around the property and is well maintained with mature shrubs and plants. There is a driveway sufficient to park a car and a rented single garage with a side door.

The property is set in a managed, age-restricted park for those over 50 years of age, and is a short drive away from the centre of Ripley village.

Ripley was first recorded in documents of around 1200. It developed with the establishment of the Augustinian Priory at Newark. The Abbey was dissolved in 1538-39 by Henry VIII. The growth of Portsmouth as a naval port in the time of Henry VIII brought prosperity to Ripley. Roadside inns were given nautical names: The Ship, The Anchor and later The Jovial Sailor. And in the 1880s, with the development of the bicycle, Ripley became known as the 'Mecca of all good cyclists' ('Bicycling News' 1887). The Anchor, one of Ripley's best known buildings, was their welcomed 'resting place'. The village of Ripley, with its selection of shopping facilities and country pubs, is within walking distance while Woking and Guildford towns are also within easy reach. The area has excellent road and rail communications with the A3 and Junction 10 of the M25 orbital being within close proximity. Woking Station offers regular service to London Waterloo with trains about every 7 minutes and a journey time of around 22 minutes. Alternative services are provided from West Clandon with trains to London Waterloo arriving within one hour.

Ground Rent: £240 pcm including water, Guildford Borough Council Band A.



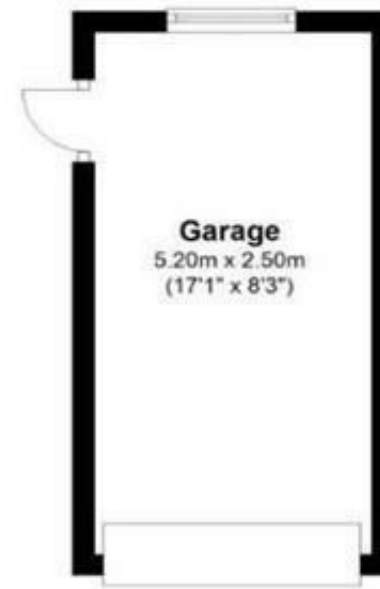
Ground Floor

Approx. 55.2 sq. metres (593.6 sq. feet)



Garage

Approx. 13.0 sq. metres (140.1 sq. feet)



Total area: approx. 55.2 sq. metres (593.6sq. feet)

These dimensions are approximate and should not be used for construction purposes. The actual dimensions may vary slightly from those shown. The area shown is for information only and does not constitute an offer of any real estate. The area shown is for information only and does not constitute an offer of any real estate.



DIRECTIONS

DIRECTIONS From our office proceed out of the village heading in the direction of Send. Just before the Jovial Sailor Public House turn left into Grove Heath Road. Continue over the bridge and take the right hand turning into Ganlbes Lane and Grove Heath Court can be found a short way on your right.

