



Appletrees & Three Bridges Farm, Gambles Lane  
Ripley, Surrey GU23 6HS





A unique opportunity in over 4 Acres of South facing grounds to purchase a substantial detached house with a separately accessed Boarding Kennels and disused Cattery on the outskirts of Ripley Village.







## Appletrees & Three Bridges Farm, Gambles Lane Ripley, Surrey

It has been said, that sometimes Estate Agents do like to get a little carried away with the descriptions of properties they bring to market, but in this case we truly are bringing a unique opportunity for sale.

Set in South facing grounds which total approx. 4.2 Acres, the offering comprises a substantial detached family home delivering 3,022 sq ft of accommodation plus a further 440 sq ft of outbuildings.

The main house is flanked to one side by an independently accessed and income generating Boarding Kennels with 4,232 sq ft of buildings which was preceded by a now demolished detached residential dwelling, To the rear of the grounds via a third gated access and distanced from the house by an orchard, is a disused Cattery building built approx. 60 years ago and now ready to be re-purposed, subject to any consents.

The house itself has a spacious reception hall which provides access to all the day spaces of the home which are currently laid out as 4 reception rooms, a large kitchen/dining room, along with double bedroom, bathroom and ancillary utility/pool equipment room which then link with the attached double garage which has been re-purposed as a gym.

On the first floor is the main bedroom suite complete with dressing room and ensuite bathroom, and a further bedroom/study.

Full details of each of the component parts are available upon request, however, this offering as a Whole will allow the next owner to retain as one or benefit from a blank canvas to split the component parts to a design of their own.

Mains Water & Electricity. Private Drainage. Calor Gas.

Viewing by appointment only.







Approximate Area = 3022 sq ft / 280.7 sq m

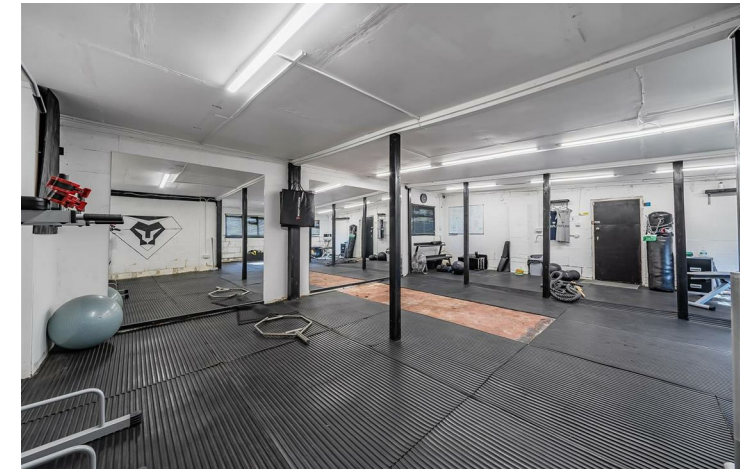
Outbuildings = 4424 sq ft / 411 sq m

Total = 7446 sq ft / 691.1 sq m

For identification only - Not to scale







## DIRECTIONS

From our office in Ripley High Street, proceed along the Portsmouth Road B2215 approx half mile, then turn left into Grove Heath Road. follow the road for appox 1/4 mile, then take the slight right into Gambles Lane. Follow the lane for approx 0.5 miles where the entrance to Apple Tree Kennels will be found on the right hand side.///slide.petal.translated

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**Ripley Office** | Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ T | 01483 224343  
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| 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 |         |           |
| England & Wales                             | 58      | 27        |
| EU Directive 2002/91/EC                     |         |           |