EXCHANGE COTTAGES

RIPLEY • SURREY

EXCHANGE COTTAGES

RIPLEY • SURREY • GU23 6FF

An exclusive development of five 2 bedroom cottages finished to a high specification and each enjoying a private rear garden.

These traditionally styled homes are located in the heart of Ripley close to all amenities of the High Street.

Ripley lies on the old main road from London to Portsmouth and the popular High Street still offers an eclectic mix of shops and businesses for everyday needs. There are also many good pubs, restaurants and cafés including Drakes restaurant, now owner of a Michelin star for seven consecutive years.

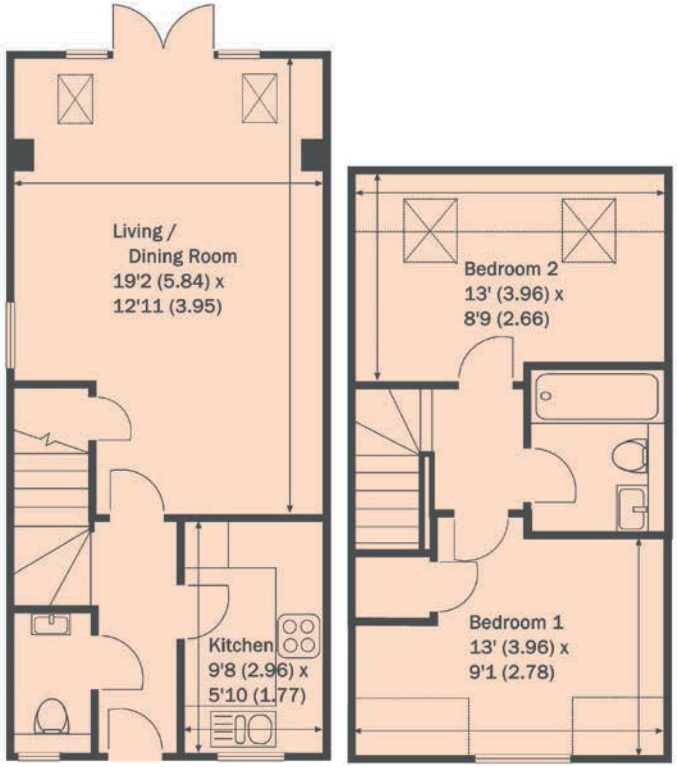
Located just 3.5 miles from the M25 motorway, the properties are ideal for commuters. Situated 6.2 miles southeast of Woking, 6.8 miles northeast of Guildford and 22.5 miles southwest of London with rail links available from Woking 4.7 miles distant offering travel times to Waterloo in as little as 24 minutes.

A development by:

BIRCHWOOD HOMES

No. 1 Exchange Cottage

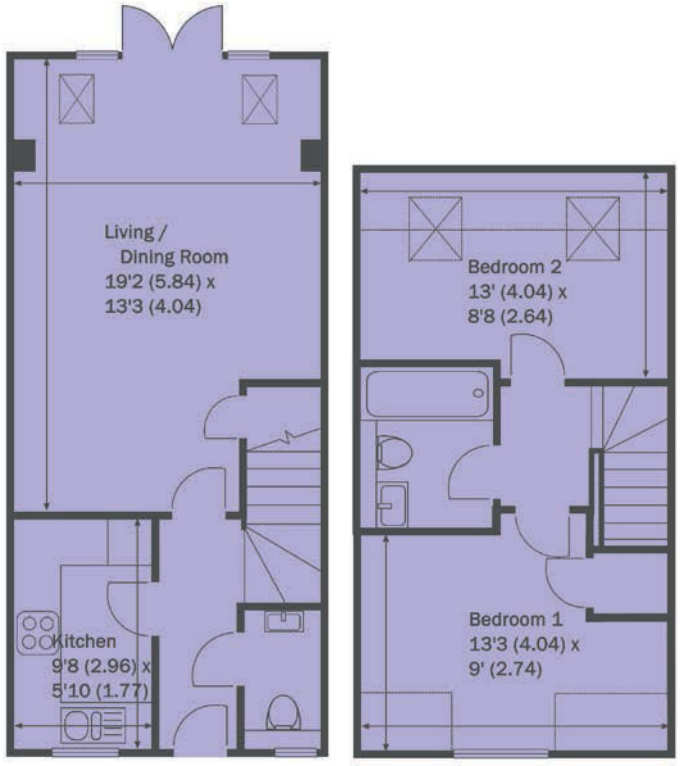
Not to scale. For identification purposes only.



Ground Floor First Floor

No. 2 Exchange Cottage

Not to scale. For identification purposes only.



Ground Floor First Floor

No. 3 Exchange Cottage

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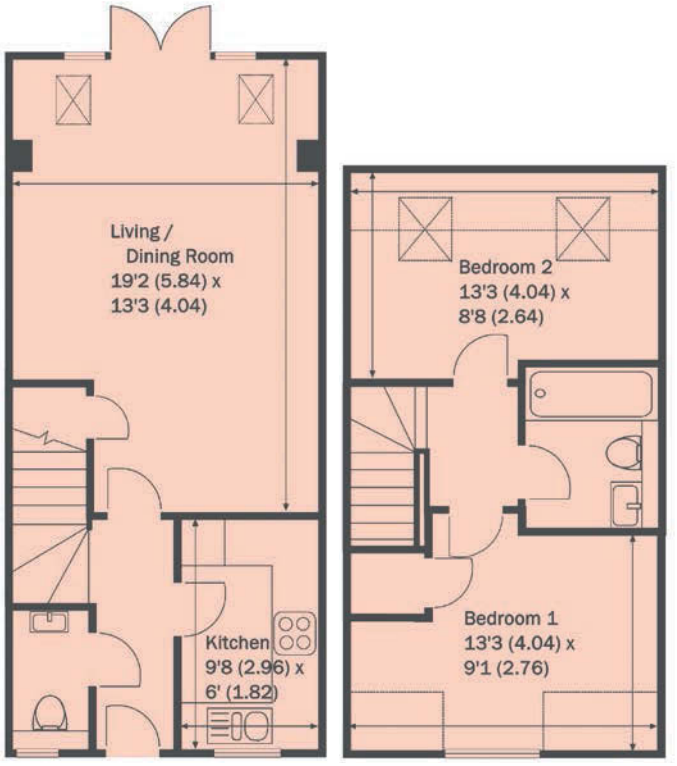

Ground Floor First Floor

No. 4 Exchange Cottage

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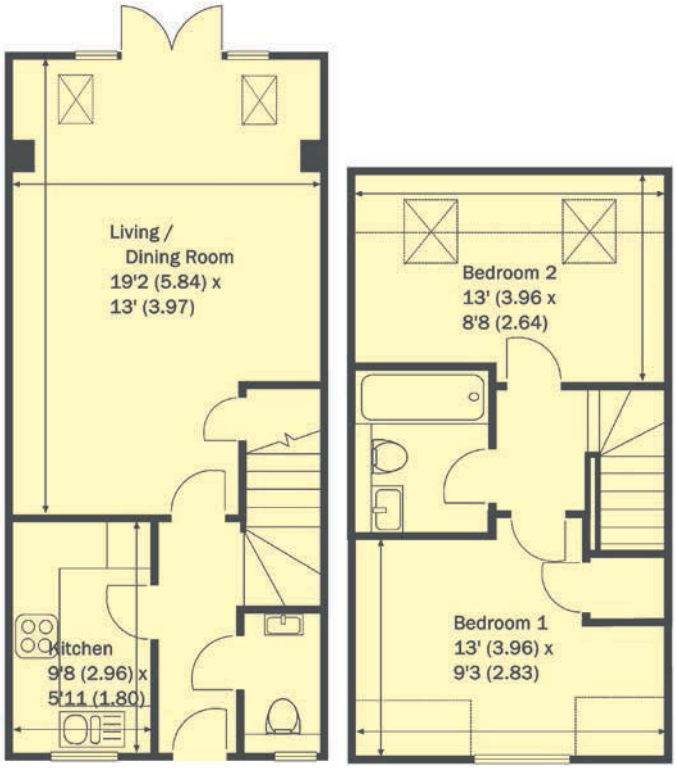

Ground Floor First Floor

No. 5 Exchange Cottage

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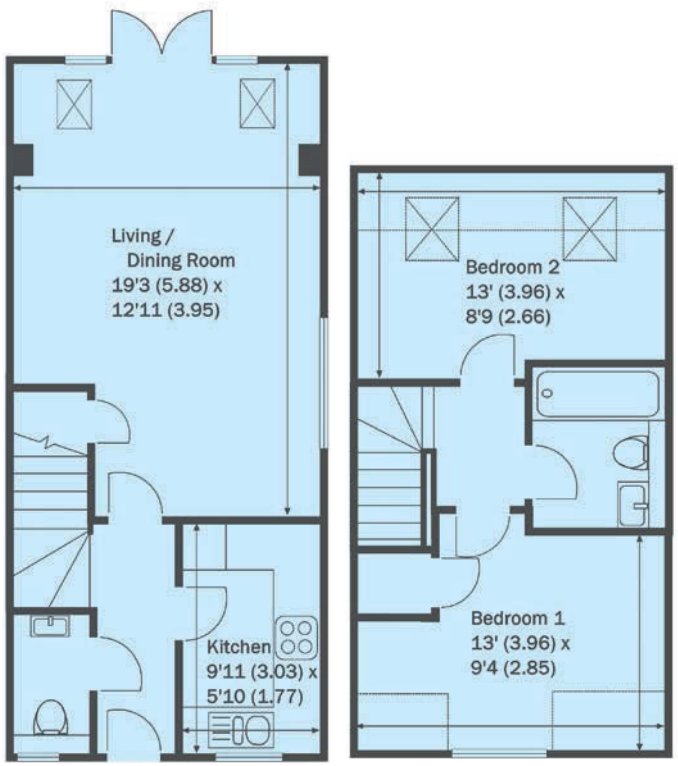
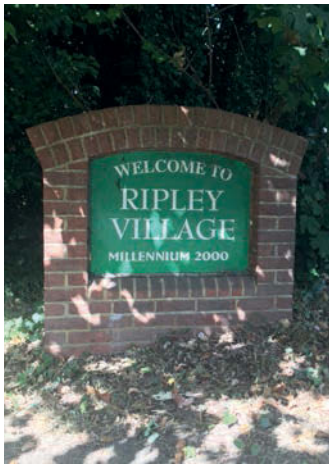
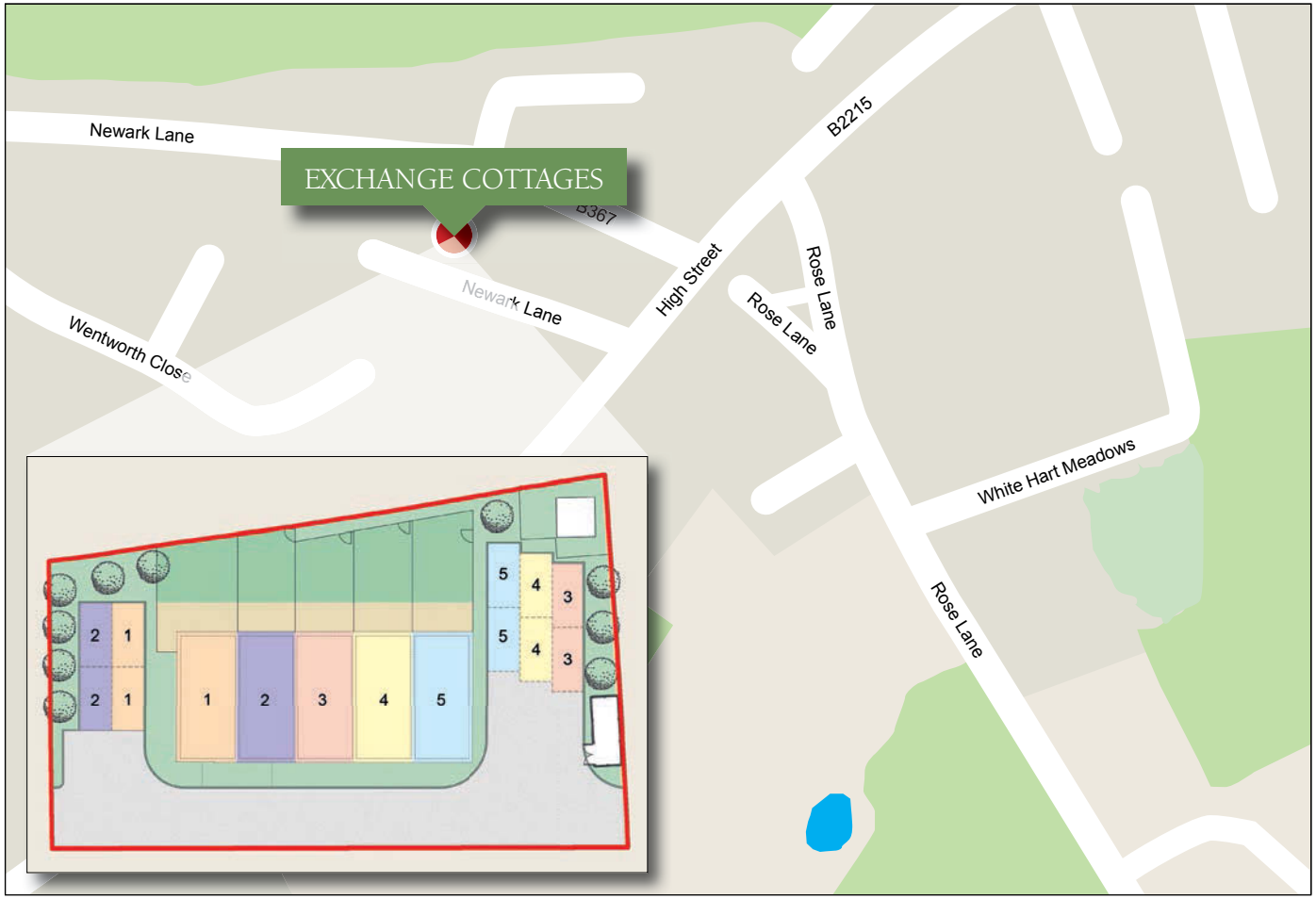


Ground Floor First Floor


WELCOME TO
RIPLEY
VILLAGE
MILLENNIUM 2000

2007
RIPLEY VILLAGE

TO THE GLORY OF
GOD & IN GRATEFUL
MEMORY OF THE MEN
OF THIS VILLAGE WHO
GAVE THEIR LIVES
FOR THEIR COUNTRY
IN THE GREAT WAR
1914 - 1919


Newark Lane
EXCHANGE COTTAGES
B2215
B367
High Street
Newark Lane
Rose Lane
Rose Lane
Wentworth Close
White Hart Meadows
Rose Lane
2
1
2
1
1
2
3
4
5
5
4
3
5
4
3

CEDAR HOUSE

SPECIFICATION

KITCHEN

- Contemporary kitchen with granite worktops and upstand.
- Stainless steel under mounted sink, chrome plated mixer taps
- Single fan assisted oven, electric hob and extractor hood all with stainless steel and glass finish
- Integrated Electrolux appliances include fridge/freezer, dishwasher, washer/dryer and microwave

INTERNAL FINISHES

- Solid oak finished interior doors with polished chrome door furniture
- Built-in wardrobe to main bedroom
- Floor tilling to hall, kitchen, cloakroom and bathroom
- Carpet to all other areas

BATHROOMS

- Vanity unit below basin
- Tiling to selected walls
- Vado Celsius thermostatic bath/shower valve including shower hose, head and rail?
- Villeroy-Boch Novo back-to-wall WC
- Villeroy-Boch Novo soft close WC seat and cover
- Gerberit concealed system
- Merlyn bath screen
- Heated towel rail

ELECTRICAL AND LIGHTING

- Chrome sockets and switches
- Intruder alarm system fitted in all cottages
- Recessed down lights to the main areas of all cottages (lounge, kitchen, bedrooms, bathroom, hallway and WCs)
- Under unit lighting to kitchen
- LED feature lighting in bathroom
- Shaver point to bathroom
- BT internally wired to lounge and main bedroom ready for purchaser to make final connection
- All TV points are wired for Sky (Sky dish not included)

ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas heating via a combination boiler
- Double glazed high performance windows providing a high level of thermal insulation and reduced heat loss
- A or B rated kitchen appliances to reduce water and energy usage
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- A significant proportion of low energy lighting to all cottages
- Significant amounts of recycling of waste materials and packaging during the construction of each apartment to reduce the environmental impact of the development

EXTERNAL DETAILS

- Landscaped communal area
- Private landscaped rear gardens with patio area
- Outside tap to all cottages
- Outside lighting to front and rear of cottages
- Private secure parking, 2 spaces per cottage

WARRANTY

- 10 year warranty with each property provided by

premier guarantee

A development by:

BIRCHWOOD HOMES

www.birchwoodgrp.co.uk

Joint Selling Agents:

TERRA COTTA
Independent Estate Agents

Fairmile House, High Street, Ripley, Surrey GU23 6AN

T: 01483 320340
E: sales@terracotta.co.uk
www.terracotta.co.uk

Jackson-Stops & Staff

Jackson-Stops & Staff
37 Queens Road
Weybridge, Surrey
KT13 9UQ

T: 01932 821 160
E: weybridge@jackson-stops.com
www.jackson-stops.co.uk

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