



**STIRLING  
ACKROYD**

## **FOR SALE**

**Ellwood Gallery & The  
Old Paper Shop, High  
Street, Ripley, Woking,  
GU23 6AQ**

2,231 sq ft

Opportunity to purchase  
a substantial property  
offering both commercial  
potential and residential  
living in a beautiful  
village location.



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**





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## Description

This sale presents a rare opportunity to buy a combined commercial / residential property within the picturesque village of Ripley. Featuring a beautiful living space with good sized kitchen, three reception rooms and three bedrooms plus a large private courtyard. In addition, a new boiler has been installed a year ago.

The commercial aspect of the property provides a spacious and versatile area, ideal for a range of businesses such as boutique shops, cosy cafes, or professional offices. Its prime location within Ripley Village ensures maximum exposure and foot traffic, promising an ideal setting for success. The premises offers two linked shop areas along with a first floor store room / office and a basement for storage.

Set amidst the scenic beauty of Ripley Village, residents and businesses alike can relish in the idyllic surroundings and vibrant community spirit. With historic architecture, charming cafes, and local amenities at your doorstep, Ripley offers a harmonious blend of rural tranquillity and modern convenience.

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## Location

One of Surrey's most coveted locales, Ripley offers a great variety of shops, including a good number of independent businesses, cafes, restaurants and pubs. The property is situated on the village High Street (B2215) with the village green behind.

With the A3 just two minutes from the property, you can be at the M25 junction 10 within five minutes.

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## Key points

- Total Internal Area - 2,321 square feet
- Three bedrooms
- Residential side offers kitchen, three reception rooms, three bedrooms and bathroom
- Prime location with high footfall
- Commercial side offers basement, store room/office and large shop space
- Courtyard space - 1,498 square feet
- Large enclosed courtyard
- Freehold sale - £1,000,000







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## Accommodation

Name	sq ft	sq m	Availability
Basement	175	16.26	Available
Ground - retail / residential	1,297	120.50	Available
1st	849	78.87	Available
Outdoor - courtyard area - residential / retail	1,498	139.17	Available

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## Viewing & Further Information



**Iftakhar Khan**  
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## Rents, Rates & Charges

Price	On application
Rates	On application
Service Charge	On application
VAT	On application
EPC	D (64)

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