

HC

Hamilton Court

RIPLEY



Hamilton Court offers an exclusive collection of beautifully crafted two, three and four bedroom homes tucked away behind the historic High Street in the desirable village of Ripley, Surrey. Everything is on your doorstep, traditional inns and pubs, a farm shop and bistro serving seasonal fayre, a convenience store, the highly regarded Ripley Court School, and the village green. A short drive takes you to Woking Station providing direct services to Clapham Junction and London Waterloo in 20 and 26 minutes, respectively. The homes at Hamilton Court benefit from a high specification including hard wearing quartz stone worktops, energy-efficient Siemens appliances, underfloor heating throughout, and luxury Minoli Italian tiling. Externally, the variety of elevations and attention to detail give these homes exceptional kerb appeal.

KEY FEATURES



10 year new home warranty



Built with care



Air source heat pumps



EV charging point



Premium specification included



Underfloor heating



Smart heating and zoned controls



Insulation to reduce heat loss

SHANLY

— HOMES —



ESTATE CHARGE:
£399 TO £463 PER ANNUM

MANAGING AGENT:
REMUS MANAGEMENT LTD

TENURE:
FREEHOLD

LOCAL AUTHORITY:
GUILDFORD BOROUGH COUNCIL

WARRANTY PROVIDER:
NHBC

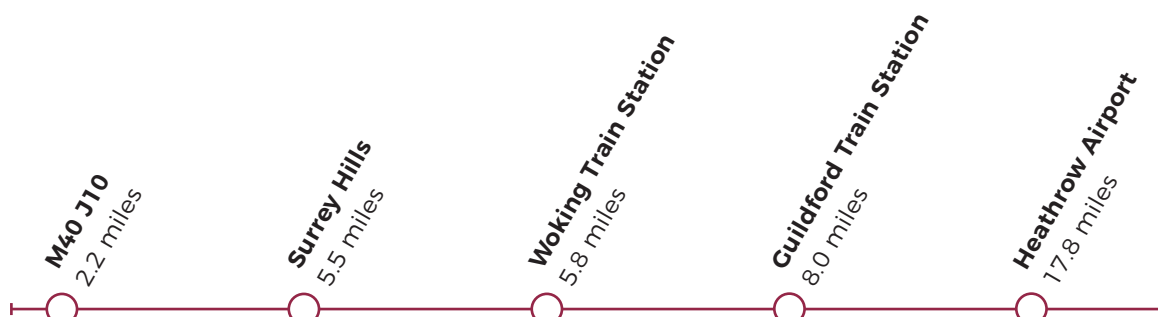
EPC RATING:
PREDICTED B

COUNCIL TAX BAND:
TBC

Everything on your doorstep



CAR



RAIL FROM WOKING STATION



BY FOOT



Grocery shops	Public open space	Gym/leisure
Ferma Farm Store and Bistro 200 ft	Ripley Village Green 0.3 miles	Ripley Cricket Club 400 ft
Co-op 0.2 miles	National Trust Newark Lock 1.6 miles	Swole Gym 0.5 miles
Waitrose 6.9 miles	RHS Garden Wisley 1.7 miles	Pyrford Lakes Golf Club 2.6 miles

SCHOOLS

- Send C of E Primary School
1.82 miles – Good (June 2019)
- Pyrford C of E Primary School
1.86 miles – Academy
- The Raleigh School
2.27 miles – Academy
- St Mary's C of E Primary School
2.39 miles – Academy

INDEPENDENT SCHOOLS

- Ripley Court School 0.22 miles
- Hoe Bridge School 2.11 miles
- Greenfield School 2.29 miles
- Glenesk School 2.51 miles

The Shanly Difference

Buying a new home brings with it many benefits, from a 10 year new home warranty to a host of sustainable features and energy efficient systems, but the biggest difference of all is buying a Shanly home.

HIGH SPECIFICATION AS STANDARD

We believe the best features shouldn't be optional. That's why every Shanly home includes a premium specification of appliances, fixtures, fittings and finishes, thoughtfully chosen by our team of experts to deliver style, quality and practicality throughout.

CRAFTED WITH CARE

Every Shanly home is built and finished with exceptional attention to detail. Our team take great pride in creating homes that are carefully constructed, vigorously inspected and finished to the highest standard, giving you complete confidence in your new home.



CUSTOMERS SEE THE DIFFERENCE

Our valued customers love our Shanly homes and appreciate our helpful team, and some repeat customers have gone up the property ladder with us, while others have purchased other properties as investments.

YOU HELP US CHANGE LIVES

Our charity, Shanly Foundation gives over £1.75 million pounds annually to a wide spectrum of charities and organisations that benefit your local community. From young people from disadvantaged backgrounds, the homeless, people with physical disabilities or life limiting illnesses, to the ever-growing need for mental health support, we carefully select charities that do their best to help those most in need.

**Customer reception and show home
open daily, 10am to 5pm**

High Street, Ripley, Surrey GU23 6BB

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shanlyhomes.com

DISTINCTIVE DESIGNS

Our team of in-house architects design homes with you in mind, taking extra care in designing exterior elevations, landscaping plans, positioning buildings, and ensuring your layout inside maximises space, storage and increases flow.

Shanly homes are built to stand the test of time with attention to detail that gives added kerb appeal to your home.

AFTERCARE AND WARRANTIES

Our dedicated customer care team will be on hand to support you after you move in. For peace of mind we offer a 24-hour emergency service. Shanly Homes is a registered developer with the New Homes Quality Board.

All our new homes are covered by our 2-year Shanly Homes warranty and benefit from a 10-year industry recognised, insurance backed warranty.



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SHANLY
— HOMES —

EXTERNAL PHOTOGRAPH OF HAMILTON COURT. LIFESTYLE IMAGE OF SHANLY HOMES PURCHASERS AT MOORFIELD MEWS. INTERNAL IMAGES OF HAMILTON COURT SHOW HOME. ALL INFORMATION IN THIS FACTSHEET IS CORRECT AT TIME OF PRINT AND SUBJECT TO CHANGE. PLEASE CHECK WITH SALES CONSULTANT FOR UP-TO-DATE INFORMATION. MAPS ARE NOT TO SCALE. APPROXIMATE JOURNEY TIMES TAKEN FROM NATIONAL RAIL AND AA WEBSITE. SEPTEMBER 2026 – 1366.