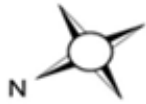




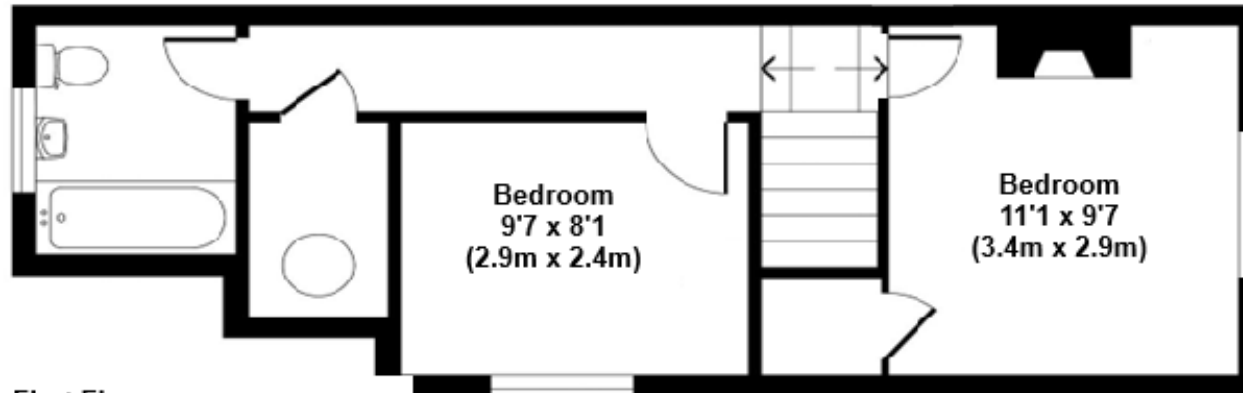
Send Marsh, Ripley

£475,000 Freehold

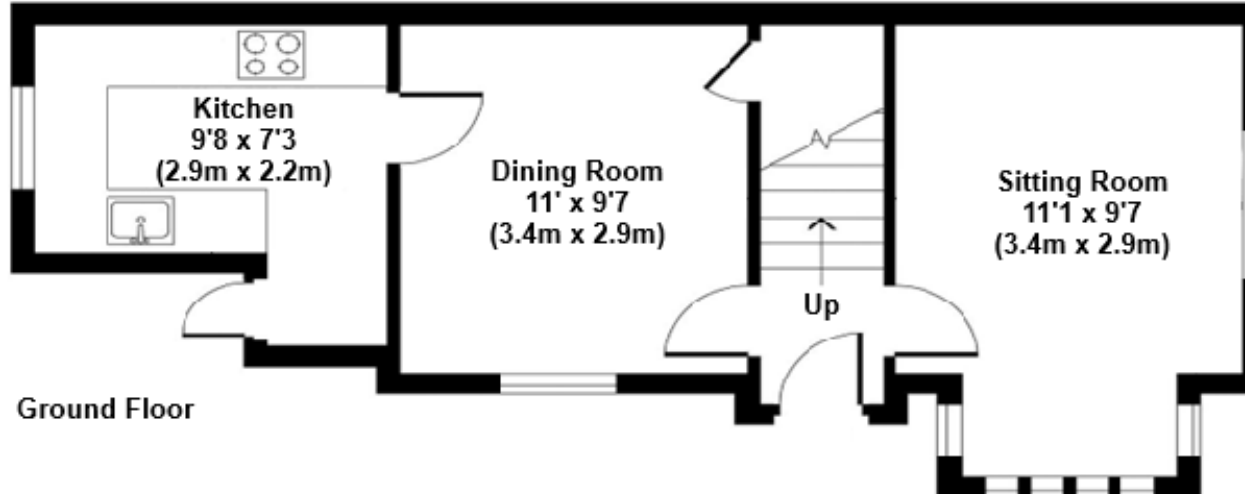


Send Marsh Road, Send GU23

Approximate Total Area 694 sq ft / 64.4 sq m



First Floor



Ground Floor

Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).





Semi-Detached Cottage • Two Bedrooms • Two Reception Rooms • Bathroom • Driveway Parking
Generous Garden • Potential to Extend (STPP) • Walking Distance to Local Pub • Backing Farmland



A charming two-bedroom cottage, ideally situated in the highly sought-after area of Send Marsh, surrounded by beautiful countryside and conveniently located within easy reach of both Send and Ripley villages.

The property is approached via a paved driveway leading to the front door, which opens into a welcoming entrance hall with stairs rising to the first floor. To the front of the property, the bright and spacious sitting room enjoys dual front-aspect windows, including an attractive bay window, and features a charming cast-iron fireplace as its focal point. The dining room benefits from a side-aspect window and a useful understairs storage cupboard, and flows through to the kitchen. Overlooking the rear garden, the kitchen is fitted with a range of eye and base-level units and provides space for a selection of white goods. A door offers direct access to the garden.

The first floor comprises two well-proportioned bedrooms and a fully tiled family bathroom fitted with a shower over the bath.

A particular highlight of the property is the beautifully maintained rear garden. Immediately adjoining the house is a patio, perfect for al fresco dining and entertaining, leading onto a generous lawn bordered by a variety of mature trees, shrubs and planting. The garden also benefits from two timber sheds, while the boundaries are enclosed by a combination of panel fencing and mature hedging.

To the front, the property offers driveway parking for several vehicles alongside a neatly maintained lawn with established shrubs. The property also offers excellent potential for extension (STPP).

Send Marsh is a small residential area situated between Ripley and Send. There is a local friendly village pub, The Saddlers Arms and the Farm Shop is also within walking distance. Dog owners or walkers will enjoy close access to the public footpath around the lakes.



The village of Ripley is said to have the largest village green in England (approximately 65 acres) and benefits from a fantastic selection of award-winning café's, shops, pubs and restaurants. Pinnocks Coffee House on the High Street has been awarded Best Coffee Shop in Surrey and there is the further Nest Coffee shop. For something more relaxed there is also a wide selection of local pubs to choose from.

Ripley enjoys superb access to both the A3 and M25 motorways with both Gatwick and Heathrow airports within easy reach keeping this ever-popular village well-connected and in demand.

Woking Station offers a regular service to London Waterloo with trains approximately every 7 minutes and a journey time of approximately 22 minutes. Alternative services are provided from West Clandon and East Horsley with trains to London Waterloo arriving within one hour.

All Mains Services Supplied / EPC Rating E / Council Tax Band E

Viewings:

Strictly by appointment through Seymours Estate Agents

Contact: 01483 211644

sales@seymours-ripley.co.uk

Ripley Office

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