



# SENDHURST FARM COTTAGE

SEND • SURREY

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LONDON ROAD, SEND, SURREY, GU23 7JX

*Nestled in a secluded and private setting in the village of Send, this exceptional detached home is approached via electric gates, offering both privacy and security. Originally built in 1897 as part of a working farm, the property has been thoughtfully extended and enhanced over the years, seamlessly blending its rich heritage with the comforts of modern family living.*

Filled with natural light, this home offers spacious and versatile accommodation throughout, with several rooms benefiting from delightful double-aspect views over the surrounding gardens. The ground floor features four generous reception rooms, one of which could easily serve as a fifth bedroom, making it ideal for multi-generational living or guests.

At the heart of the home is a beautifully crafted handmade solid wood kitchen, complemented by built-in furnishings by 'Farnham Furnishings'. Designed with both functionality and style in mind, the kitchen offers ample space for a large breakfast table, creating the perfect setting for everyday family life, while a separate utility room and a ground floor bathroom provide additional storage and further practicality. The elegant sitting room enjoys French doors that open directly onto a raised patio, creating a seamless connection between the indoor and outdoor living spaces.

Upstairs, the property offers four well-proportioned bedrooms, including an impressive principal suite with an en-suite shower room, alongside a contemporary family bathroom.

Externally, the property continues to impress. The generous frontage provides extensive parking, ideal for multiple vehicles, classic car enthusiasts or boat storage. A detached double garage is complemented by a fully insulated room above, complete with electric heating, offering excellent potential as a home office, studio, playroom or hobby space.

The beautifully established rear garden wraps gently around the property, creating a peaceful and private sanctuary. Rich with mature trees, colourful flower borders and established planting, it attracts an abundance of wildlife throughout the seasons. Multiple seating areas provide perfect spots for relaxing or entertaining, while a garden shed offers practical storage.

Combining period charm, flexible accommodation and outstanding outdoor space, this unique home presents a rare opportunity to acquire a character-filled family residence in one of Send's desirable private locations.



**CONTACT: JOE LEONARD**  
188 HIGH STREET, RIPLEY, SURREY, GU23 6BD

01483 211644  
JOE@SEYMOURS-RIPLEY.CO.UK





## ACCOMMODATION & SPECIFICATION

Detached Home with over 2500 sq. ft of Accommodation \* Four/Five Bedrooms/Master with an Ensuite \* Four Reception Rooms

Three Bathrooms \* Bespoke Kitchen/Breakfast Room \* Utility Room \* Detached Double Garage with Room Above.

Parking for Multiple Vehicles \* Large Mature Garden \* Secure Gated Entry \* Private Rural Location





## LOCATION

Send village is surrounded by open countryside which is ideal for walking and outdoor pursuits. The centre offers some local shops for one's day to day needs as well as modern medical centre, a pharmacy and two pubs one of which is situated on the Wey Navigation Canal. There is a good infant/primary school in the village with excellent secondary schools nearby.

The area has excellent road and rail connections with the A3 and Junction 10 of the M25 being within close proximity. Woking Station offers regular service to London Waterloo with trains approximately every 7 minutes and a journey time of around 22 minutes. Alternative services are provided from West Clandon with trains to London Waterloo arriving within one hour.

## SERVICES & KEY INFORMATION

Partial Mains Services Supplied/Sewage Treatment Plant  
EPC Rating D  
Council Tax Band G  
Freehold





## London Road, Send, GU23

Approximate Area = 2392 sq ft / 222.2 sq m

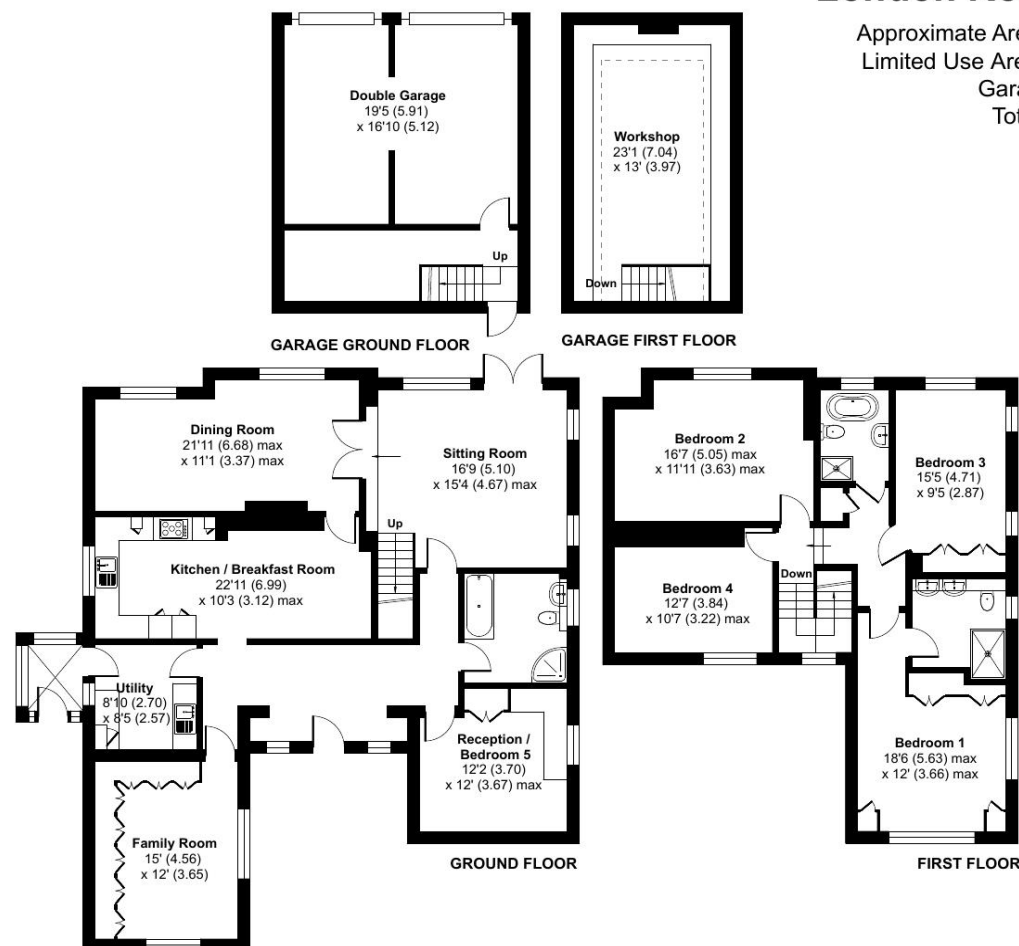
Limited Use Area(s) = 131 sq ft / 12.1 sq m

Garages = 624 sq ft / 57.9 sq m

Total = 3147 sq ft / 292.2 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026  
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# Seymours

PRESTIGE HOMES

188 High Street, Ripley, Surrey, GU23 6BD  
01483 211644  
[joe@seymours-ripley.co.uk](mailto:joe@seymours-ripley.co.uk)  
[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)

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