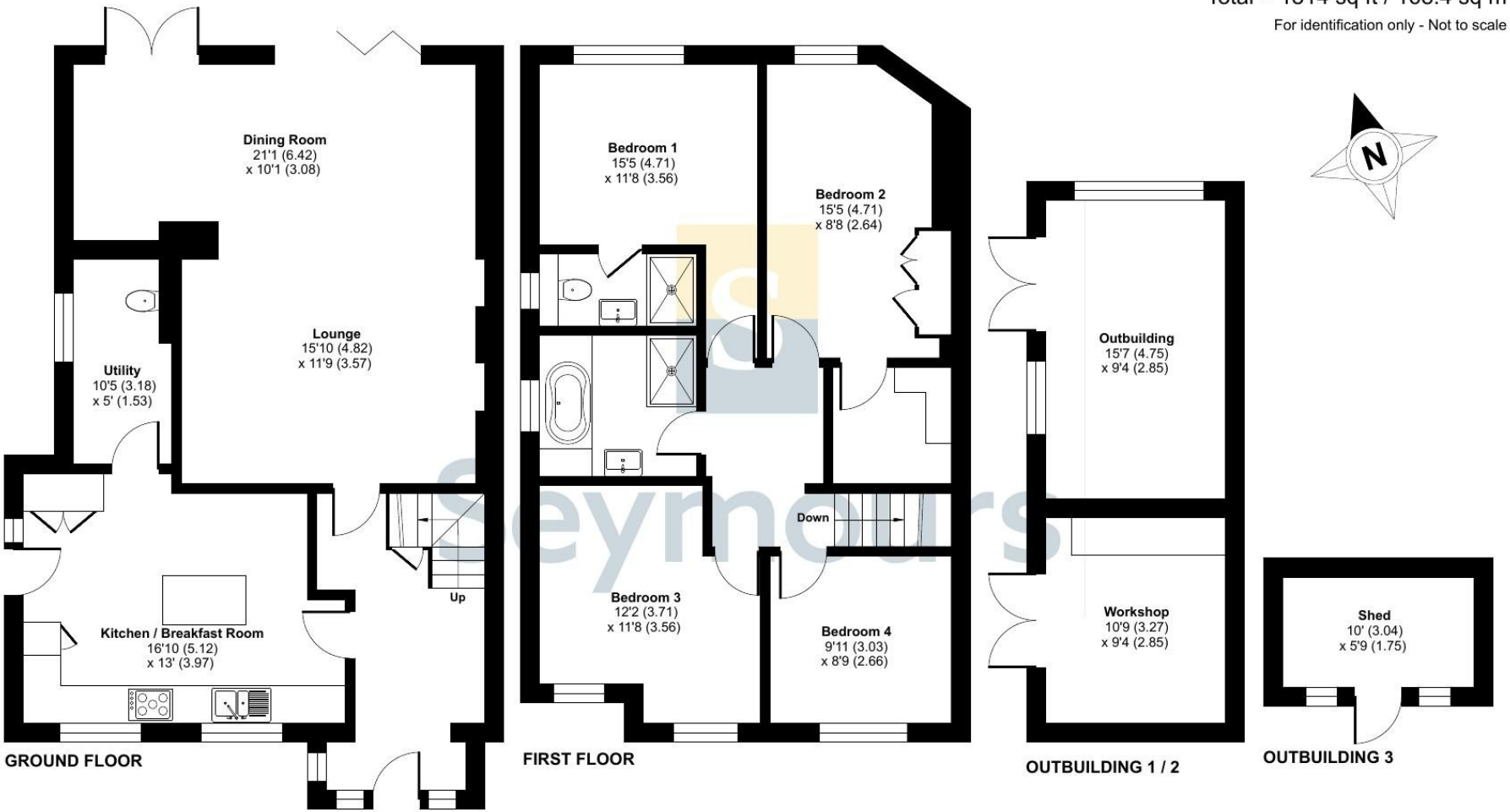


Send Village

£769,995 Freehold

Send Road, Send, GU23

Approximate Area = 1512 sq ft / 140.4 sq m
Outbuildings = 302 sq ft / 28 sq m
Total = 1814 sq ft / 168.4 sq m
For identification only - Not to scale



Seymours

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Seymours Estate Agents. REF: 1529531

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Semi-detached House • Four Double Bedrooms • Large Open-plan Reception Room • Family Bathroom

Stylish Kitchen • Utility Room with a WC • Driveway Parking • Large Garden with an Outbuilding

A beautifully refurbished four-bedroom family home, ideally positioned in the sought-after village of Send. The property features a generous rear garden with a large outbuilding and enjoys direct access to woodland and the River Wey beyond.

The front door opens into a welcoming hallway, providing ample space for coats and shoes, together with useful understairs storage. Positioned at the front of the property, the impressive kitchen/ breakfast room has been beautifully finished and features a generous range of fitted units, complemented by a central island with seating. An external door provides convenient side access, while a separate utility room offers additional storage and a WC. To the rear, the spacious reception room is light and airy, with a stylish wood-burning stove creating a warm and inviting focal point. The open-plan layout provides an excellent space for both relaxing and entertaining, with bi-folding doors and French doors opening directly onto the rear patio and garden.

Upstairs, there are four double bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while bedroom two features built-in storage and a separate dressing room. The family bathroom has been finished to a high standard and includes both a bath and a separate shower enclosure.

Externally, the property is approached via a large paved driveway, with a gate giving access to the side of the house. The substantial rear garden is laid to lawn, with mature shrubs and established flowerbed borders creating a private and attractive outdoor space. At the far end of the garden is a useful shed and a substantial wooden outbuilding, complete with power, Wi-Fi and heating. The outbuilding also benefits from a separate workshop, making it an ideal space for home working or additional storage.

This exceptional family home combines stylish modern accommodation with generous outside space and a wonderfully secluded setting, while enjoying direct access to woodland and the River Wey beyond.





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 a 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.

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

Viewings:

Strictly by appointment through Seymours Estate Agents

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