

Send Barns Lane, Send

IONA, SEND BARNS LANE, SEND, SURREY GU23 7BT

Located in the sought-after village of Send and set within approximately 0.3 acres of land, this beautifully renovated detached property offers contemporary, stylish living finished to an exceptional standard throughout.

Thoughtfully updated, the property blends modern design with comfortable family living, enhanced by stunning wood effect flooring that flows seamlessly through the principal living areas. The accommodation comprises three generously sized bedrooms, all carpeted for comfort. The impressive principal bedroom features a sleek en-suite shower room and French doors that open directly onto the rear garden. The remaining two bedrooms are served by a beautifully appointed family bathroom, while a stylish cloakroom and a separate utility room are conveniently positioned off the hallway near the kitchen.

At the heart of the home is the expansive kitchen, breakfast and dining room, designed with both entertaining and everyday family life in mind. Bi-folding doors open straight onto the patio, making it perfect for al fresco dining and summer gatherings. The modern shaker-style kitchen is complemented by elegant worktops, twin ceramic sinks and a wide range of integrated appliances, while a central island with breakfast bar seating provides a sociable focal point. Double doors from the dining area lead into a bright and spacious, double-aspect sitting room, which enjoys a large picture window overlooking the front garden and allowing natural light to flood the space.

Outside, the property is approached via a long driveway, flanked by a large, landscaped garden that gently wraps around the bungalow, offering privacy and an attractive outlook. A double-length garage provides excellent storage and includes an additional rear door for convenient access.













ACCOMMODATION & SPECIFICATION

Detached • Three Bedrooms • Kitchen/Breakfast/Dining Room • Utility • WC • Spacious Sitting Room Recently

Renovated Throughout • Double Length Garage • Driveway Parking • South-westerly Facing Front Garden





















LOCATION

Send village is close to 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 medical centre, pharmacy and two pubs one of which is situated on the Wey Navigation Canal.

The nearby village of Ripley 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.

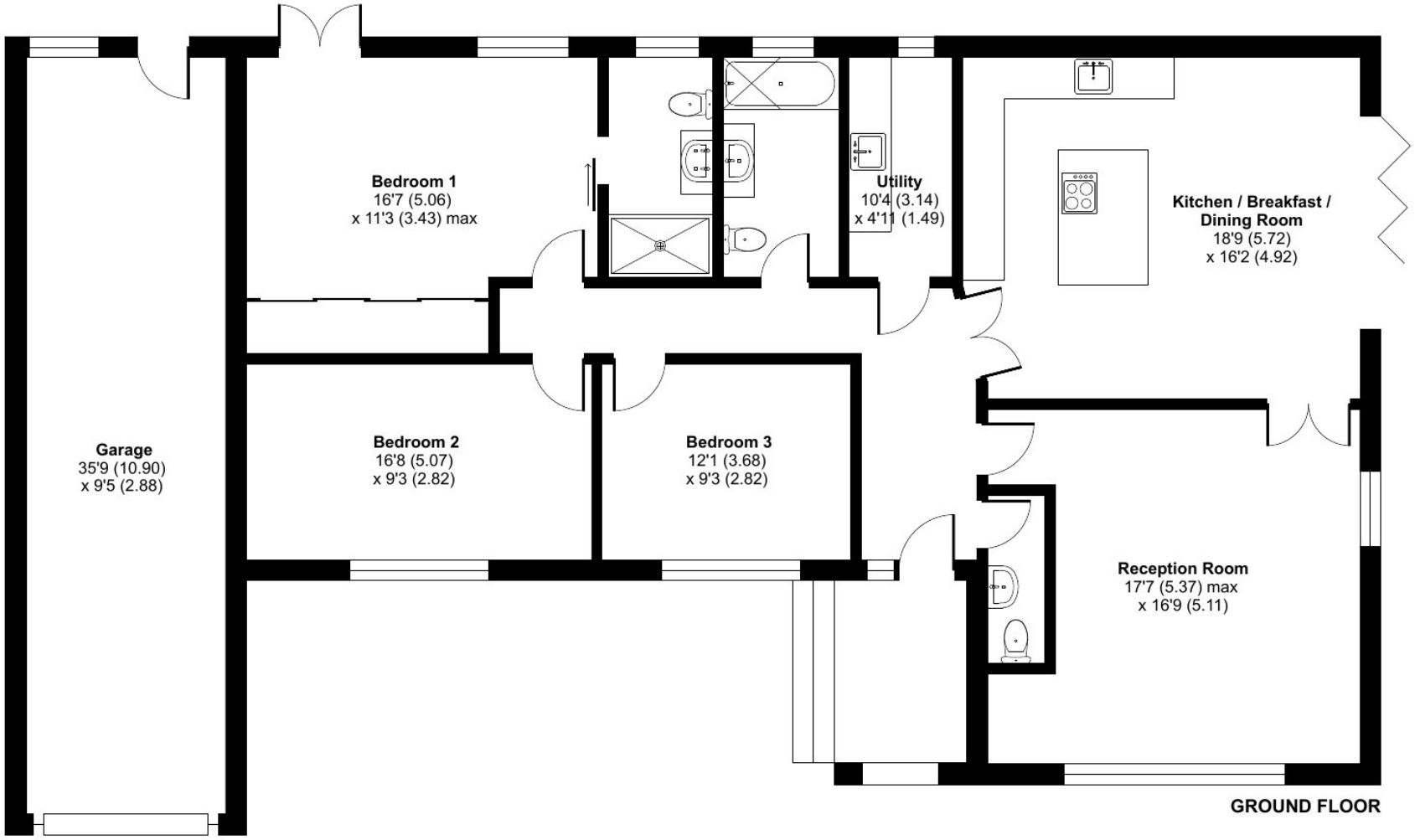
The area has excellent road and rail connections with the A3 and Junction 10 of the M25 orbital being within close proximity. Woking Station offers regular service to London Waterloo with trains about every 7 minutes and a journey time of around 22 minutes. Alternative services are provided from West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

SERVICES & KEY INFORMATION

All Mains Services Supplied
EPC Rating C
Council Tax Band G
Freehold

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Approximate Area = 1420 sq ft / 131.9 sq m
Garage = 338 sq ft / 31.4 sq m
Total = 1758 sq ft / 163.3 sq m
For identification only - Not to scale



GROUND FLOOR

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