

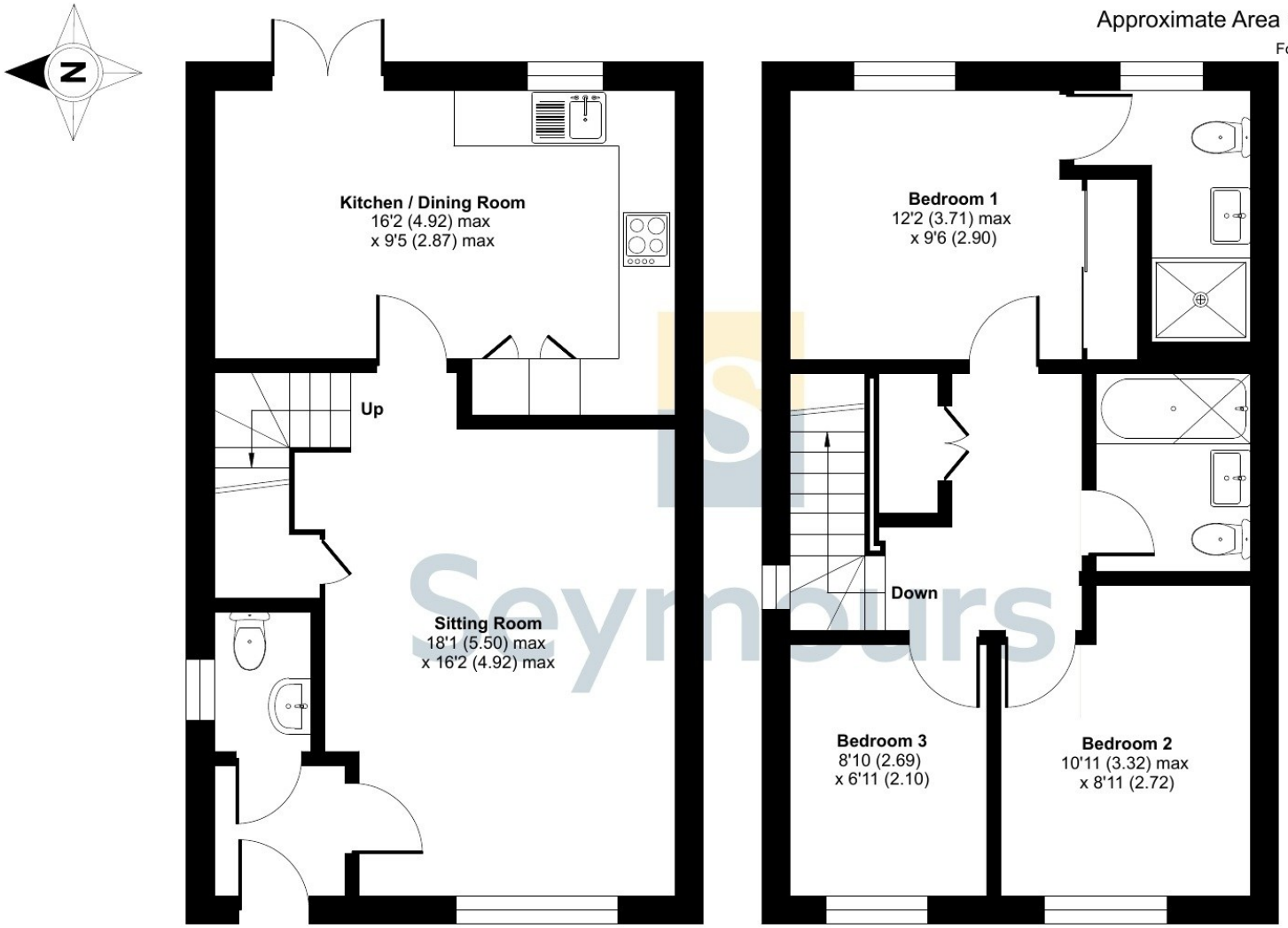
Clockbarn Way, Send

£545,000 Freehold

Clockbarn Way, Send GU23

Approximate Area = 912 sq ft / 84.7 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Seymours

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



















Semi-detached House • Three Bedrooms/Master with an Ensuite • Kitchen/Dining Room • Sitting Room

Ground Floor WC • Generous Garden • Driveway Parking • Village Location

Built in 2020, this modern three-bedroom home is located in the sought-after village of Send. The property offers a well-balanced layout ideal for family living, along with a large rear garden and driveway parking.

The welcoming entrance hall features a convenient WC and attractive wood-effect flooring, which flows seamlessly into the bright and comfortable sitting room that benefits from under-stair storage. The spacious kitchen/dining room has been thoughtfully designed with a generous range of fitted units and ample space for a family-sized dining table, this inviting room provides the perfect setting for everyday meals, entertaining guests, and spending quality time with family and friends. French doors open directly onto the rear garden, perfectly suited to indoor and outdoor living.

Upstairs, the first floor offers additional storage on the landing and three good-sized bedrooms. The principal bedroom benefits from built-in storage and a private ensuite shower room, while the two remaining bedrooms are serviced by the family bathroom which is finished with a stylish, contemporary suite.

Outside, the property benefits from driveway parking leading up to a side gate providing access to the enclosed rear garden, which is a very generous size and mainly laid to lawn with a patio area for relaxing and entertaining.

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.





The neighbouring village of Ripley, with its more comprehensive array of shopping facilities and country pubs is a short distance, while Woking and Guildford towns are also within easy reach.

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

All Mains Services Supplied / EPC Rating B / **Council Tax Band** G
Private Road Service Charge £300 pa

Viewings:

Strictly by appointment through Seymours Estate Agents

Contact: 01483 211644

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