

6 MONTAGUE PLACE

SEND • SURREY

6 MONTAGUE PLACE, SEND, SURREY, GU23 7AL

A beautifully presented detached home, tucked away in an enviable setting and surrounded by countryside. Offering peaceful living, stylish interiors and easy access to scenic walks, while remaining conveniently connected to nearby amenities.

6 Montague Place is an impressive, detached chalet-style home that has been comprehensively renovated to an exceptional standard. Tucked away just off Potters Lane, the property enjoys a setting close to beautiful countryside walks along the River Wey and the picturesque Send Lakes.

The accommodation is both spacious and highly adaptable, thoughtfully arranged to suit modern living. The property offers three well-proportioned bedrooms and two stylish bathrooms, as well as a separate study, providing flexibility for families, guests or home working. At the heart of the home lies a wonderful, kitchen, finished to a high specification and complemented by a separate utility room and cloakroom, ideal for practical day-to-day living. A generous adjoined reception and dining room creates a striking and versatile living space, perfect for both entertaining and relaxing.

Outside, the property benefits from a generous private garden, ideal for outdoor dining or play. Further enhancing its appeal, 6 Montague Place sits within Hawksmoor Homes' latest planned luxury development, of just five homes, designed in a rural style to compliment this edge of village location.



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ACCOMMODATION & SPECIFICATION

Detached Home with over 2200 sq. ft of Accommodation * Three Bedrooms * Two Bathrooms

Stunning Kitchen/Dining/Living Space * Utility Room * Underfloor Heating Throughout

Renovated by Hawksmoor Homes * Parking for Multiple Vehicles













LOCATION

Potters Lane is a popular road in Send Village and runs parallel to the Wey Canal. The local pub is within walking distance as are bus stops and private fishing lakes. The centre of Send is also a short distance and could easily be walked, there you can find local shops as well as the recreational ground and play-park.

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.

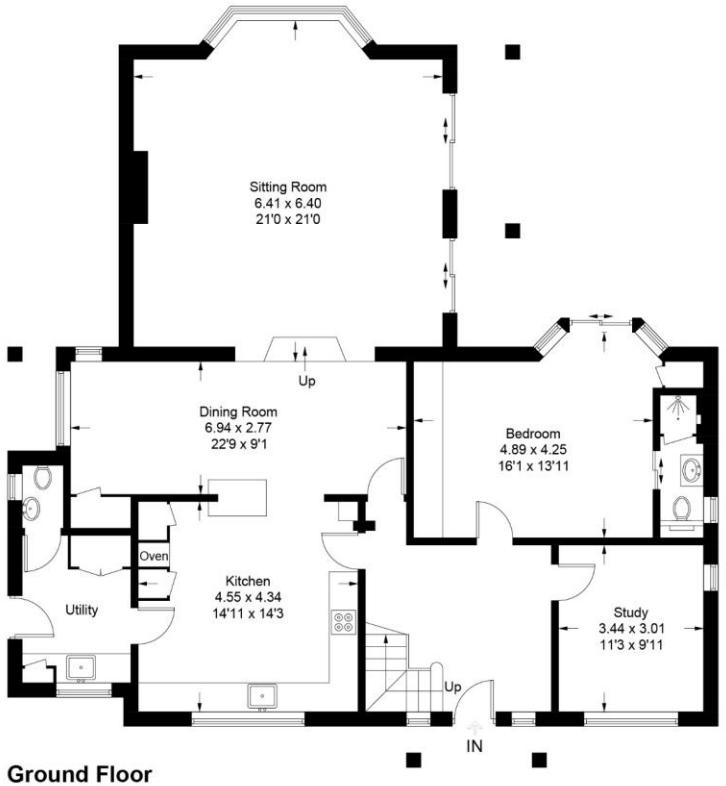
The area has excellent road and rail connections with the A3 and Junction 10 of the M25 being within close proximity. Woking Station offers regular service to London Waterloo with trains approximately every 7 minutes and a journey time of around 22 minutes. Alternative services are provided from West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

SERVICES & KEY INFORMATION

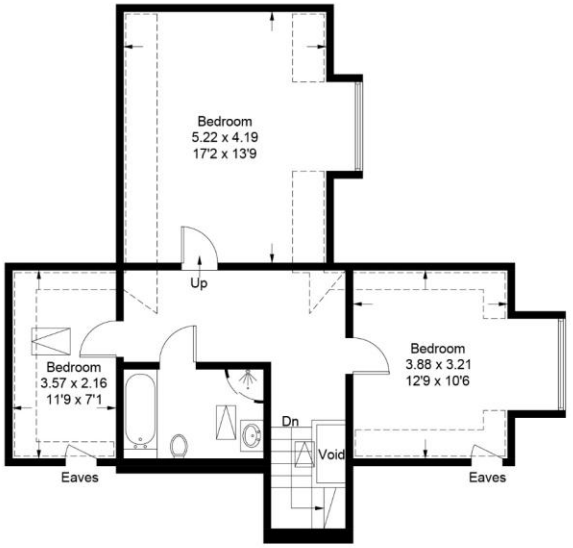
All Mains Services Supplied
EPC Rating D
Council Tax Band E
Freehold

= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 209.7 sq m / 2257 sq ft
(Excluding Void)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1274048)

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Seymours
PRESTIGE HOMES

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