



Clandon Road, Send

COPPICE COTTAGE, CLANDON ROAD, SEND, SURREY GU23 7LA

Coppice Cottage is an impressive contemporary home combining premium finishes, stylish interiors and energy-efficient modern living. Thoughtfully designed over three floors, the property offers generous and versatile accommodation, making it equally suited to family life and entertaining.

The property has been finished with a high-quality feel throughout, with luxury wood-effect vinyl flooring extending across much of the ground floor, while underfloor heating provides additional comfort. The welcoming sitting room features a large bay window and is complemented by bespoke fitted cabinetry and useful under-stair storage.

The heart of the home is the light and spacious open-plan kitchen/dining room, where a roof lantern and two sets of French doors create a bright, sociable space with a wonderful connection to the garden. The beautifully appointed kitchen features a comprehensive range of shaker-style cabinetry, centred around a substantial peninsula island with elegant Cararra quartz worktops and a Belfast sink. A Quooker 3-in-1 tap, extensive range of integrated Neff appliances and dedicated wine cooler complete this impressive kitchen. There is ample room for a dining table and a further lounge suite, creating a versatile space that is perfectly designed for both everyday family life and entertaining. The French doors open directly onto the patio, making indoor-outdoor living particularly easy during the warmer months.

The first floor provides three well-proportioned double bedrooms, each benefiting from built-in storage. The bathrooms have been finished to the same exacting standard as the rest of the property, featuring Fairford Monica floor-standing vanity units, complemented by brushed brass taps and accessories for a sophisticated contemporary finish. The second floor offers an exceptional bonus room, complete with its own dressing room and ensuite shower room. This versatile space would make an ideal guest suite, teenage retreat, home office or private accommodation for visiting family.

Energy efficiency has also been carefully considered. Heating and hot water are supplied by an air source heat pump, supplemented by solar panels, while underfloor heating is provided throughout the ground floor and all bathrooms.

Externally, the property continues to impress. To the front is generous driveway parking, together with an EV charging point and access to the integral garage, which benefits from an electric door. Side access leads to the attractive rear garden, which is principally laid to lawn with a flowerbed border, Indian Sandstone pathways and a secluded patio area, providing an ideal setting for outdoor dining and relaxation.







ACCOMMODATION & SPECIFICATION

Semi-Detached House • Spacious Kitchen/Dining Room • Four Bedrooms/Master with an Ensuite • Three Bathrooms
Stylish Sitting Room • Ground Floor WC • Integral Garage • Gated Driveway Parking • Landscaped Gardens
Air Source Heat Pump • Solar Panels • EV Charging Point





LOCATION

The property is located in the area of Burnt Common which lies on the borders of Send, Ripley and West Clandon. The two local pubs are the Jovial Sailor and the Saddlers Arms and the sailing lakes can be found a short drive away.

Send Village is a short distance away and offers some local shops for one's day to day needs as well as a highly rated and modern medical centre, a pharmacy and two pubs - one of which is situated on the Wey Navigation Canal.

The area has excellent road and rail connections with the A3 and Junction 10 of the M25 orbital being within close proximity. Working 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 A
Council Tax Band F
Freehold

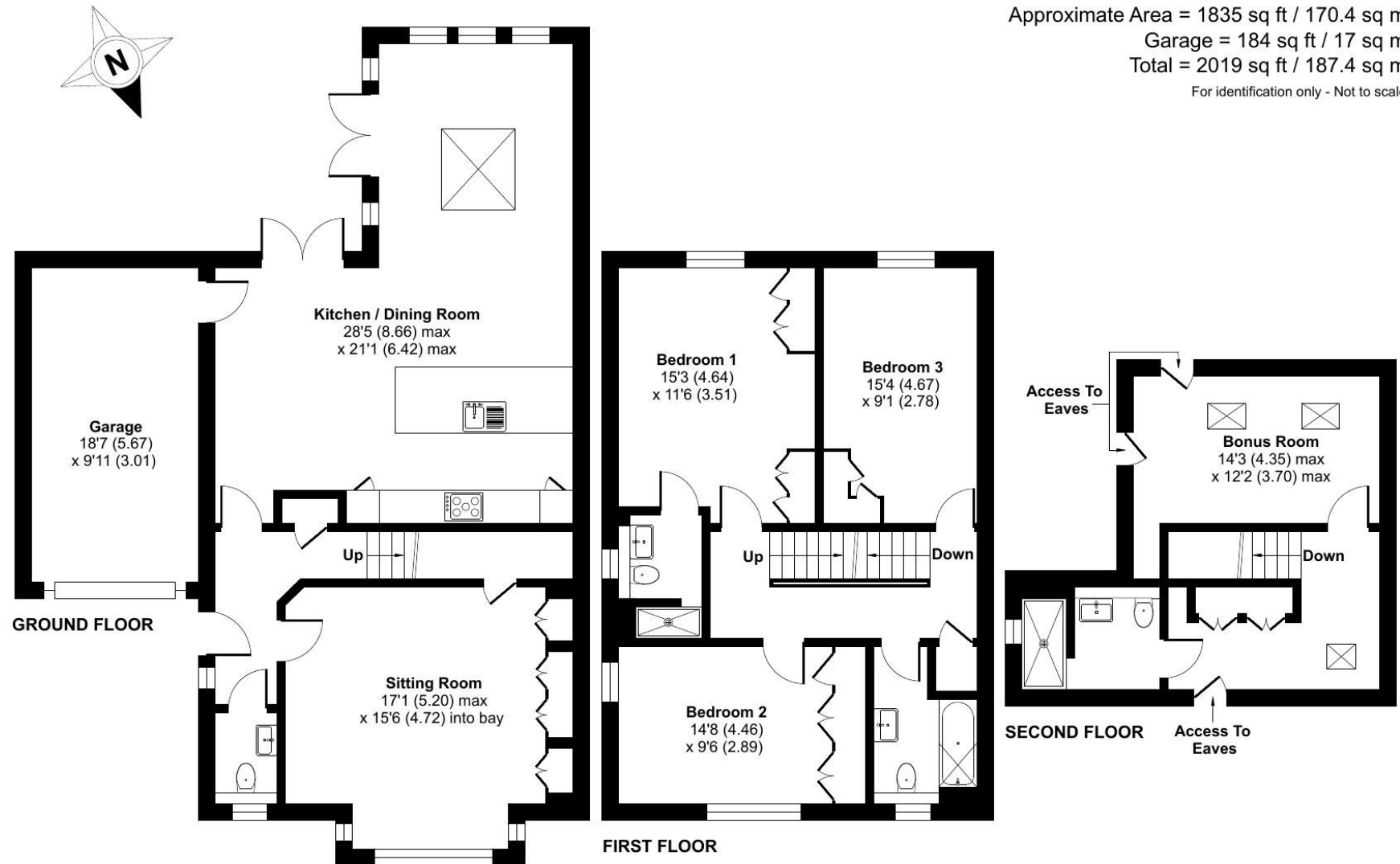
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Approximate Area = 1835 sq ft / 170.4 sq m

Garage = 184 sq ft / 17 sq m

Total = 2019 sq ft / 187.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026 Produced for Seymours Estate Agents. REF: 1512572





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