

Tice Court, Send

3 TICE COURT, SEND MARSH ROAD, SEND, SURREY GU23 7DJ

Situated within an exclusive development of just four homes, this beautifully presented four-bedroom detached property, offers a versatile layout that has been stylishly and thoughtfully finished throughout.

Stepping over the threshold, you immediately notice the stunning limestone floor, that continues across the majority of the ground floor, excluding the sitting room. Overlooking the front of the property is a bright and airy study and a cosy sitting room that benefits from a charming bay window and under-stairs storage. A convenient WC is located off the hallway that leads into the contemporary kitchen/breakfast room, offering an open-plan layout with two sets of bi-fold doors. The kitchen is fitted with a generous range of units, a central island, and a selection of integrated appliances. A separate utility room provides additional practicality, complete with an external door giving access to the side of the property. The adjoining family room features a red-brick chimney breast complete with a wood-burning stove, creating the perfect space to simply relax or to gather, eat and chat with friends and family.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while two further double bedrooms also feature fitted wardrobes. The fourth bedroom is larger than the average single room and includes bespoke shelving with integrated storage beneath. The family bathroom is fully tiled and beautifully appointed.

Externally, the property offers a detached garage, an EV charging point and driveway parking to the front. The rear garden is mainly laid to lawn with mature planting, while a patio spans the width of the property. Both sets of bi-fold doors are enhanced by retractable awnings, creating an ideal space for outdoor entertaining. This property also benefits from having energy saving solar panels.













ACCOMMODATION & SPECIFICATION

Detached House • Four Bedrooms/Master with an Ensuite • Kitchen/Dining Room • Utility • Sitting Room • Family Bathroom
Family Room • Ground Floor WC • Detached Garage • Mature Garden • Driveway Parking • Solar Panels • EV Charging Point














NEW YORK


VOGUE





LOCATION

The property is located in the heart of Send village along Send Marsh Road. The local recreation ground and primary school are all a short walk away. Excellent secondary schools are in the nearby towns of Guildford and Woking. Send village is surrounded by open country side, offering many walks and access to the National Trust's "River Wey Navigation" canal. The village offers a range of local shops as well as the "Villages Medical Centre", including a pharmacy and several pubs as well as restaurants in neighboring Ripley.

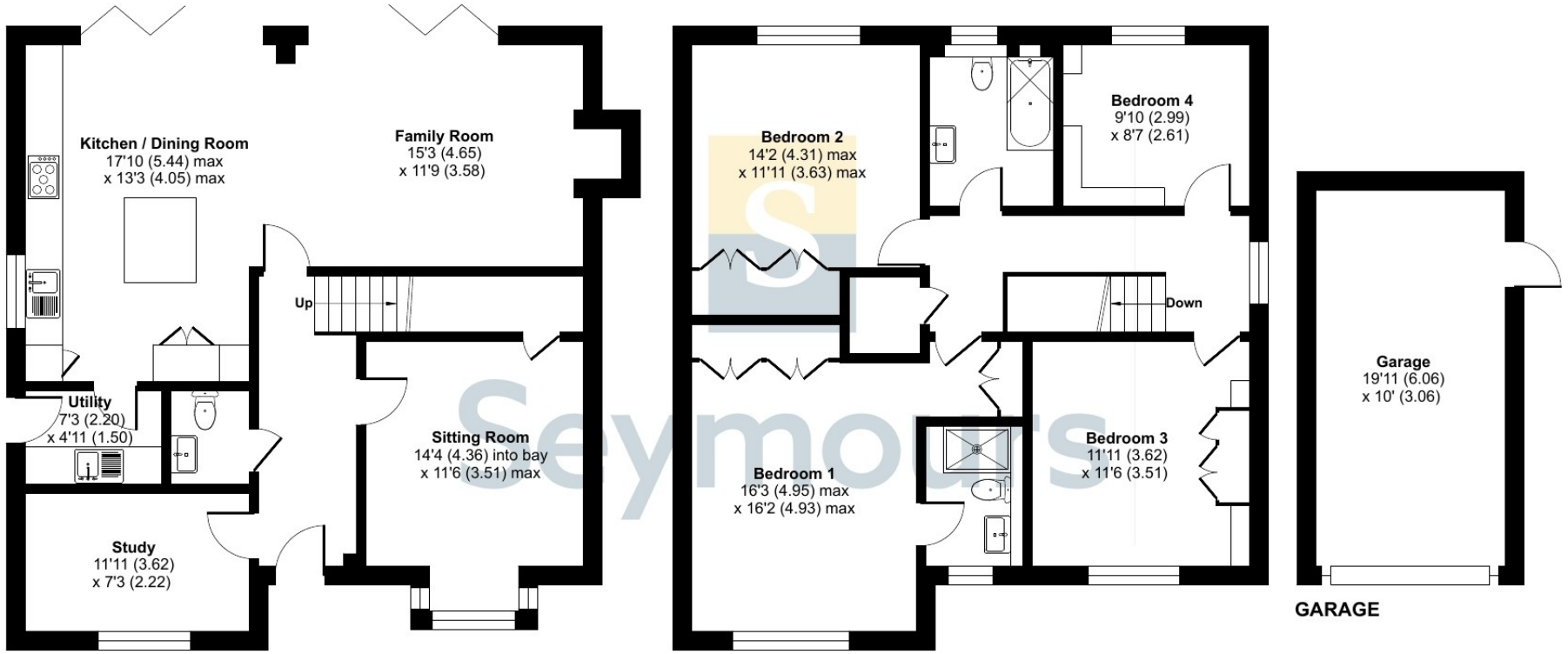
The area has excellent road and rail connections with the A3 and Junction 10 of the M25 orbital being within close proximity. Woking Station offers regular service to London Waterloo with trains about every 7 minutes and a journey time of around 22 minutes. Alternative services are provided from West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

Tice Court, Send Marsh Road, Send, GU23

Approximate Area = 1737 sq ft / 161.3 sq m
Garage = 200 sq ft / 18.5 sq m
Total = 1937 sq ft / 179.8 sq m
For identification only - Not to scale



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