



Send Barns Lane, Send

27 SEND BARNS LANE, SEND, SURREY GU23 7BS

Located in the sought-after village of Send this beautifully renovated detached house, offers flexible and stylish accommodation over three floors—perfectly suited to contemporary family life.

This stunning property blends modern design with comfortable family living, enhanced by sleek wood flooring that flows seamlessly from the entrance hall into a handy WC and the sitting room. A large bay window with built-in seating, overlooks the front garden while the feature fireplace with a wood burning stove creates a warm and inviting first impression.

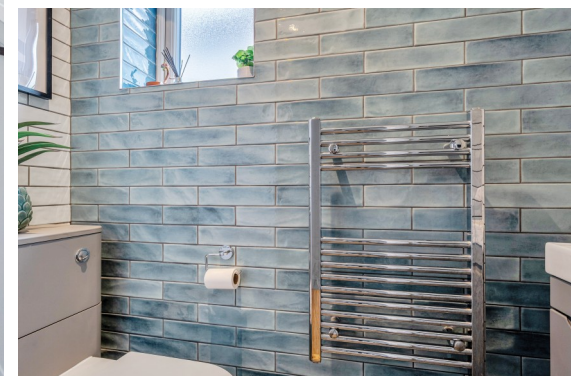
At the heart of the home is the bright and spacious kitchen, breakfast and dining room, perfect for both entertaining and everyday family life in mind.

The modern shaker-style kitchen features an extensive range of units including a large pantry, and is complemented by luxurious worktops and a wide range of integrated appliances. An expansive central island complete with a second sink and breakfast bar seating provides a sociable focal point, alongside ample space for a family dining table and additional seating. A large roof lantern allows natural light to flood the whole room, while sliding doors open straight onto the patio, making it perfect for al fresco dining.

On the first floor there are three generous double bedrooms—two with built-in wardrobes and a beautifully appointed family bathroom. On the second floor is the impressive principal bedroom boasting exceptional natural light, via several roof windows and a sleek bathroom including a freestanding bath and a separate shower enclosure.

Outside to the front of the property is a gated driveway providing parking for several cars alongside a landscaped garden and a gate for side access. At the rear, steps rise from the secluded patio area onto a generous lawn, surrounded by mature planting with storage at the far end.





ACCOMMODATION & SPECIFICATION

Detached House • Four Bedrooms • Kitchen/Breakfast/Dining Room • Utility • WC • Spacious Sitting Room

Recently Renovated Throughout • Driveway Parking • Generous Rear 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 E
Freehold

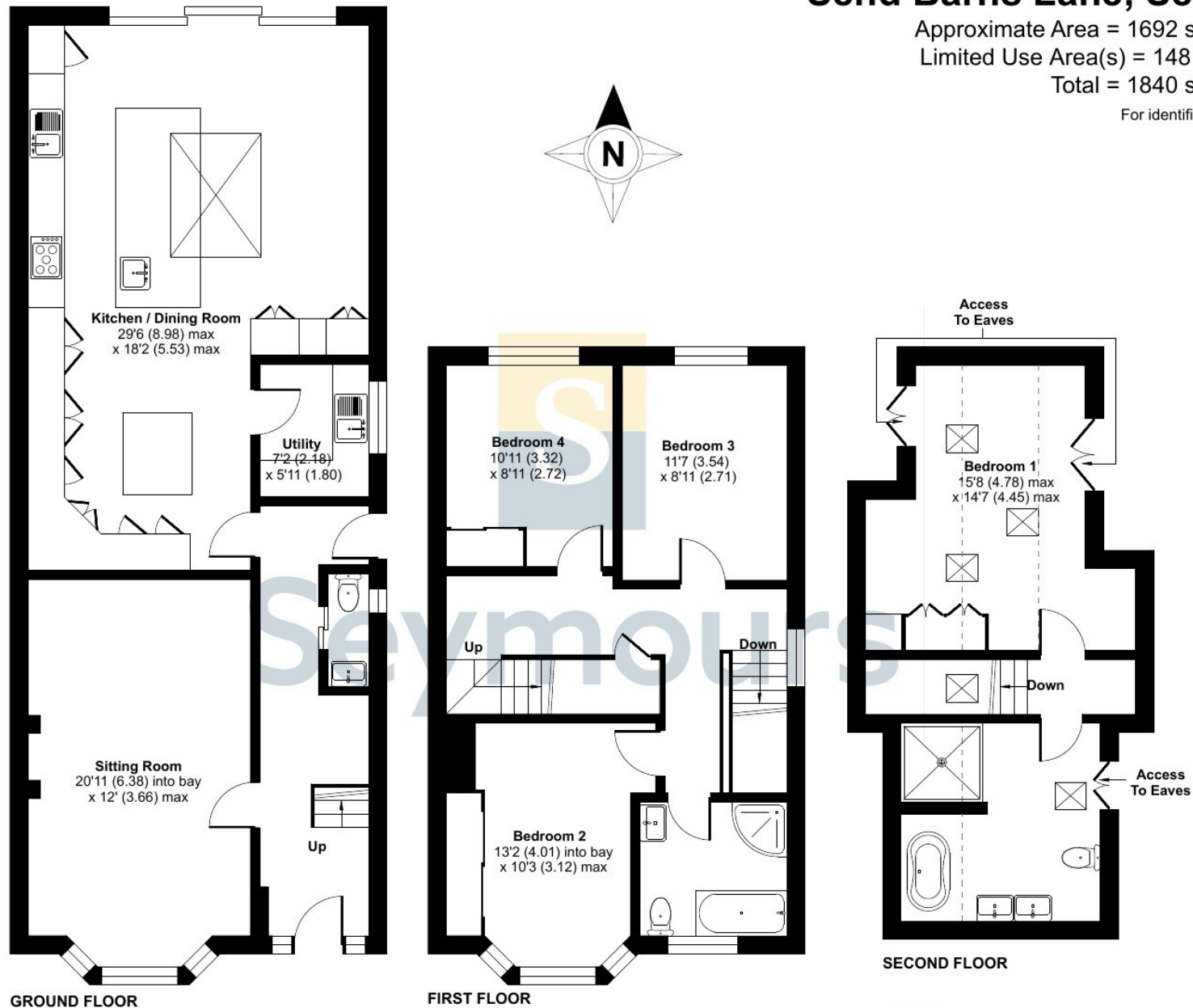
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Approximate Area = 1692 sq ft / 157.1 sq m

Limited Use Area(s) = 148 sq ft / 13.7 sq m

Total = 1840 sq ft / 170.8 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: 1487445





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