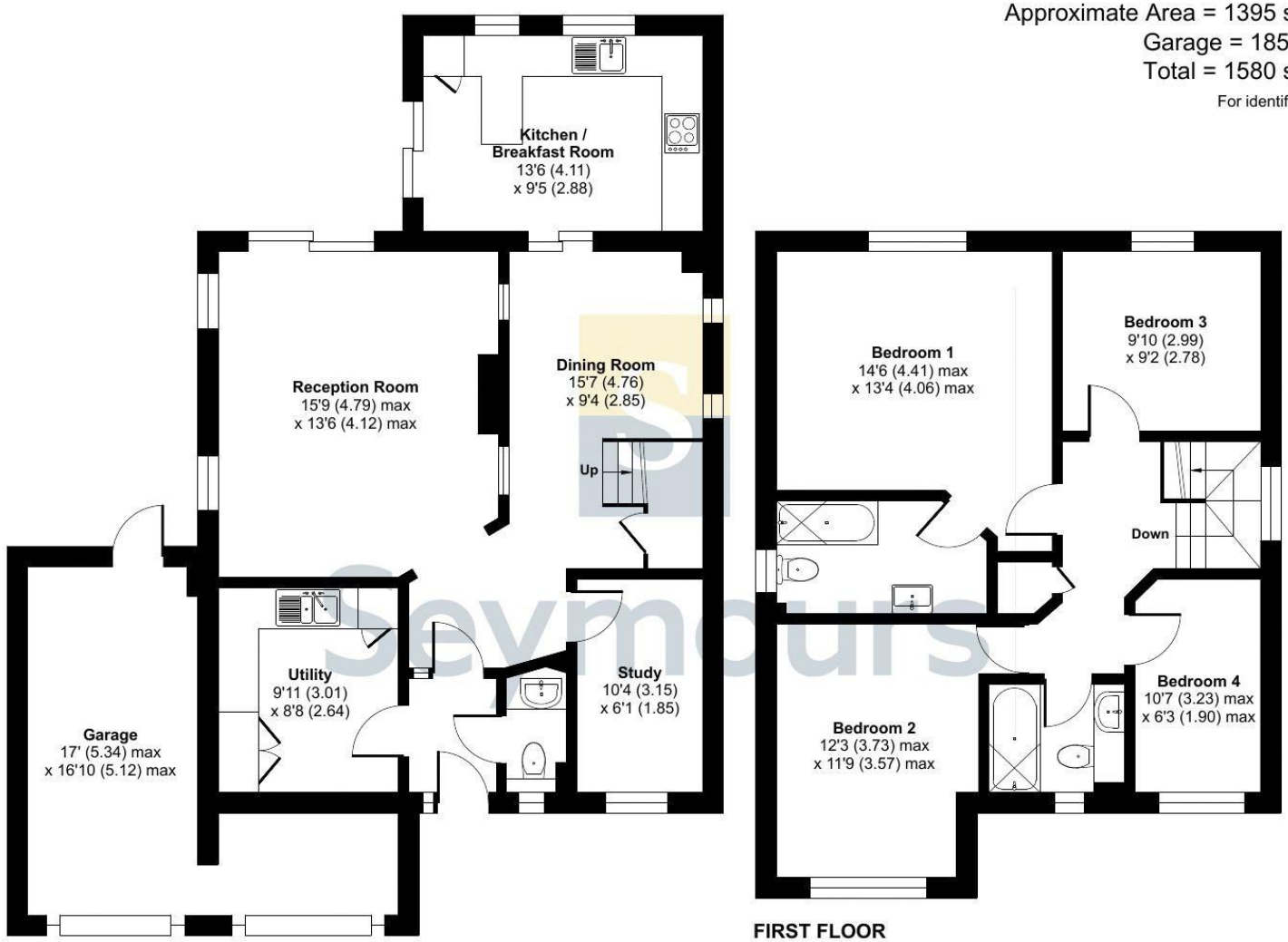


Send Village

£845,000 Freehold

Sanger Drive, Send GU23

Approximate Area = 1395 sq ft / 129.5 sq m
Garage = 185 sq ft / 17.1 sq m
Total = 1580 sq ft / 146.6 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
Produced for Seymours Estate Agents. REF: 1539817







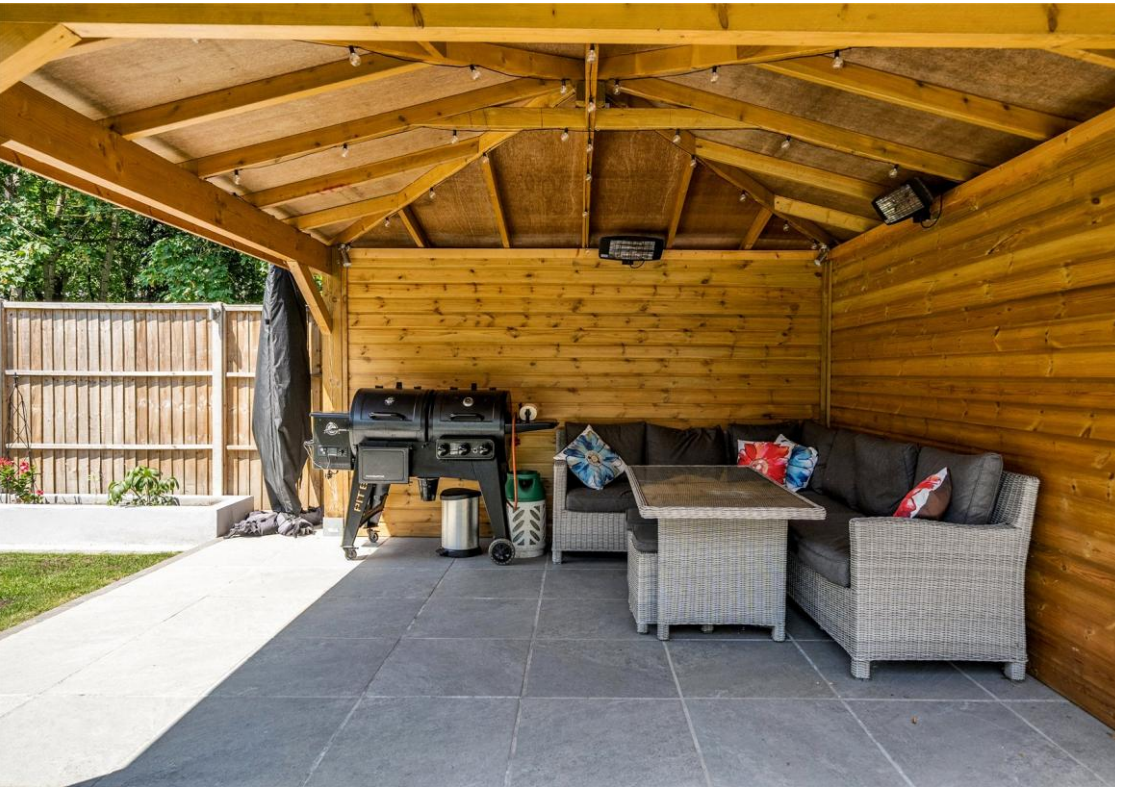














Private Road Location • Solar Panels • Two/Three Reception Rooms • Four Bedrooms with Air Conditioning
Landscaped Gardens • Expansive Driveway • Beautifully Presented • Close to the River Wey

This exceptional family home occupies a prime position on a highly sought-after and private road, offering a combination of privacy, space and beautifully appointed accommodation.

Originally built as the development's show home, the property enjoys one of the largest and most secluded plots. It has since been extensively remodelled and thoughtfully reimagined by the current owners to an exacting specification, creating a superb contemporary family home. Notable features include air conditioning to all bedrooms and solar panels with battery storage, enhancing both comfort and energy efficiency.

The beautifully presented accommodation is particularly spacious and versatile, with a carefully considered layout and an effortless flow ideally suited to modern family living. A generous utility/laundry room provides excellent everyday practicality, while a separate study offers an ideal space for home working. The elegant semi-open-plan sitting and dining rooms form the heart of the reception accommodation, creating a wonderfully light and inviting environment that lends itself equally well to relaxed family life and more formal entertaining.

The sitting room opens directly onto the professionally landscaped wraparound gardens, providing a seamless connection between indoor and outdoor living. The dining area, in turn, leads into an impressive bespoke kitchen/breakfast room, thoughtfully designed as the focal point of the home. Beautifully appointed and offering an ideal setting for informal family dining, the kitchen also provides the perfect space for entertaining friends and family.

Externally, the property occupies a particularly attractive and private position, with the generous gardens providing a wonderful setting for outdoor dining, relaxation and family enjoyment.

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 recreation ground, newly built medical centre and pharmacy and two pubs one of which is situated on the Wey Navigation Canal. Send primary school is located in the village with excellent secondary schools nearby.






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 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.

All Mains Services Supplied / Private Road Charge £400 pa

EPC Rating C / **Council Tax Band** G

Viewings:

Strictly by appointment through Seymours Estate Agents

Contact: 01483 211644

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