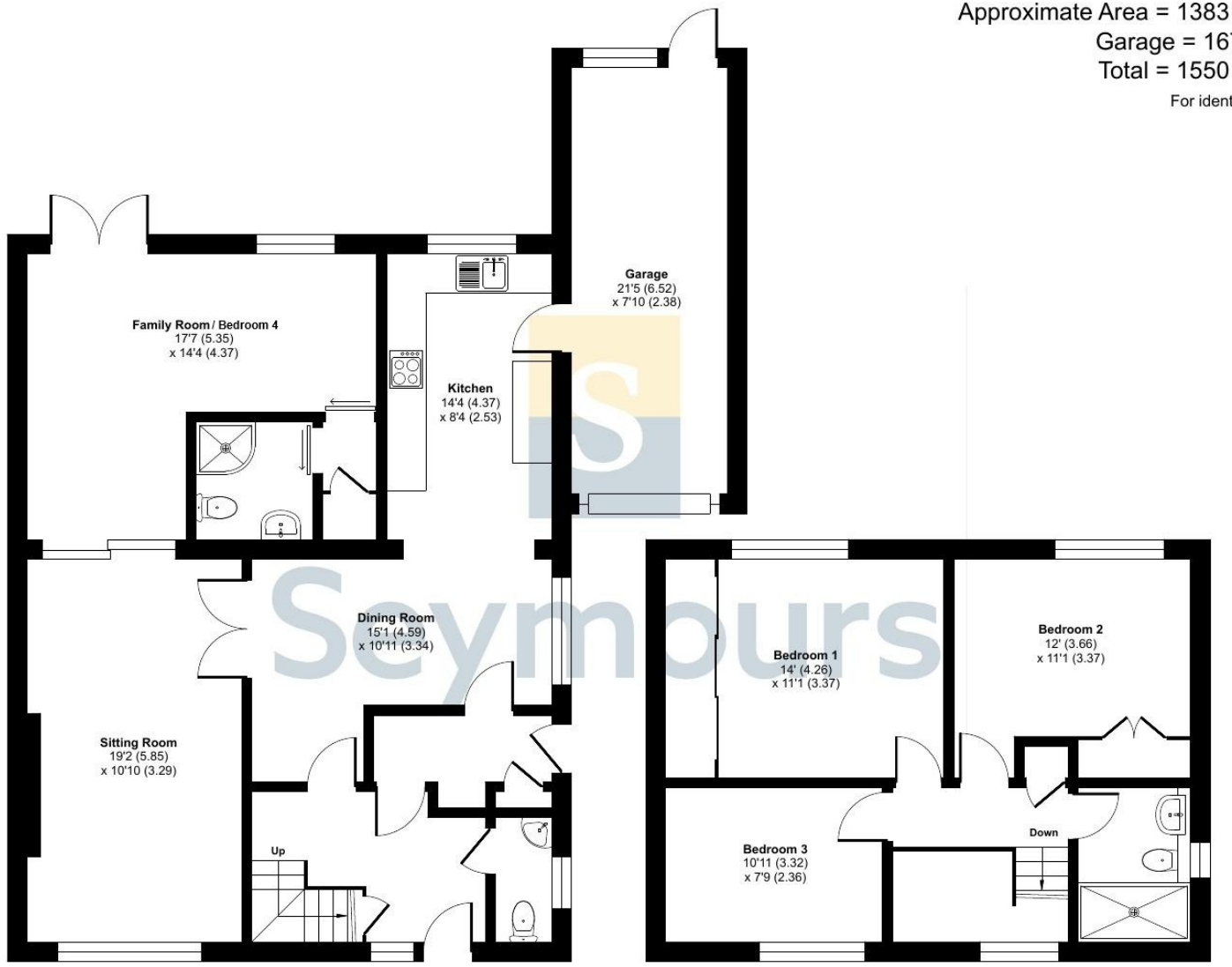


Send Marsh Road, Ripley

£695,000 Freehold

The Garden House, Send Marsh Road, Ripley, GU23

Approximate Area = 1383 sq ft / 128.4 sq m
Garage = 167 sq ft / 15.5 sq m
Total = 1550 sq ft / 143.9 sq m
For identification only - Not to scale



Seymours

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026
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Detached House • Three Bedrooms • Sitting Room • Family Room/Bedroom Four • Ground Floor Bathroom
Kitchen/Dining Room • Integral Garage • South-Westerly Facing Rear Garden • Driveway Parking • No Onward Chain

Presented to the market for the first time in 60 years, this detached home is situated in the popular village of Send, offering prospective buyers scope to improve & extend (STPP) and no onward chain.

The welcoming entrance hall is light and spacious, with a convenient WC, ample storage and side access to the property. The inviting dining room leads directly into the modern kitchen, creating a sociable space ideal for family meals and entertaining. A large window overlooks the rear garden, while a door provides access to the garage. The double-aspect sitting room is bright and spacious, with plenty of natural light flowing through from the large family room beyond. Separated by sliding patio doors and previously used as a fourth bedroom, this space offers excellent flexibility with French doors opening directly onto the rear garden. This versatile additional room also benefits from a separate shower room and useful storage, making it ideal for a variety of family needs. Upstairs, there are three well-proportioned bedrooms, along with a stylish, fully tiled wet room.

Outside, the front of the property is approached via a generous block-paved driveway providing ample parking and leading to the garage. A well-tended front garden adds to the property's attractive kerb appeal. The beautifully landscaped South-facing rear garden is a particular highlight, with an abundance of mature planting and a spacious sandstone patio with the added benefit of an electric awning. Well-established flowerbed borders provide colour and interest throughout the year, creating a peaceful and private setting for outdoor dining and relaxation.

The property is located along Send Marsh Road, just a short walk from the local pub 'The Saddlers Arms' and within driving distance of Send Primary school, making the property ideal for a young family or downsizers alike.



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.

All Mains Services Supplied / EPC Rating D / **Council Tax Band** F

Viewings:

Strictly by appointment through Seymours Estate Agents

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