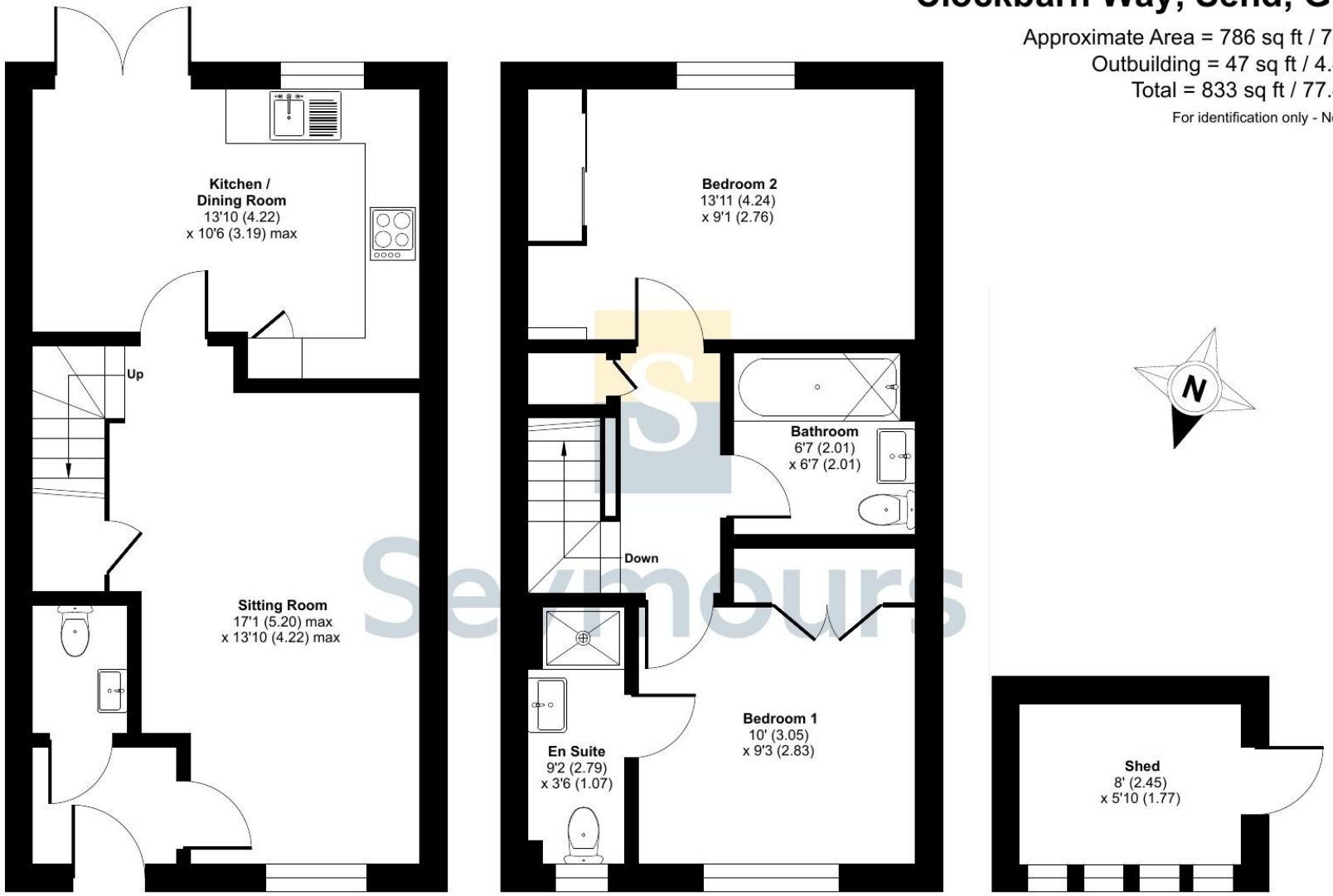


Clockbarn Way, Send

£450,000 Freehold

Clockbarn Way, Send, GU23

Approximate Area = 786 sq ft / 73 sq m
Outbuilding = 47 sq ft / 4.4 sq m
Total = 833 sq ft / 77.4 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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Mid-Terrace House • Two Bedrooms/Master with an Ensuite • Kitchen/Dining Room • Sitting Room

Air Conditioning • Ground Floor WC • South-Easterly Facing Garden • Allocated Parking • Village Location

Built in 2020, this stylish two-bedroom home is located in the sought-after village of Send. The property offers a well-balanced layout ideal for family living, along with a sunny rear garden and allocated parking.

The welcoming entrance hall features a convenient WC and attractive wood-effect flooring, which flows seamlessly into the bright and comfortable sitting room. The room also benefits from under-stair storage and air conditioning.

The spacious kitchen/dining room is fitted with a generous range of units alongside ample space for a family-sized dining table - ideal for everyday meals or to gather, eat and chat with family and friends. French doors open directly onto the patio in the rear garden.

Upstairs, there are two good-sized bedrooms, both benefitting from built-in storage and air conditioning. The principal bedroom features a private ensuite shower room, while bedroom two is served by the family bathroom which is finished with a stylish, contemporary suite.

Outside, there is allocated parking at the front of the house and a pathway that leads around the property, to a gated entrance at the rear of the garden. Mainly laid to lawn with a flowerbed border a patio area and a shed with power, this sunny South-easterly facing rear garden is ideal for both relaxing and entertaining.

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 a modern medical centre, a pharmacy and two pubs, one of which is situated on the Wey Navigation Canal.





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 also being within close proximity. Woking Station offers regular services to London's Waterloo with trains approximately every 7 minutes and a journey time of approximately 22 minutes. Alternative services are provided from West Clandon with trains to London's Waterloo arriving within one hour.

All Mains Services Supplied / EPC Rating B / **Council Tax Band** C
Private Road Service Charge £250 pa

Viewings:

Strictly by appointment through Seymours Estate Agents

Contact: 01483 211644

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