



St Annes
Send Hill, Send, Surrey

A modern detached four bedroom property located in a sought-after Surrey village

An attractive, well-presented dormer-style family home featuring quality fixtures and fittings and elegant neutral décor throughout. It is located on a sought-after tree-lined road in a desirable village, within walking distance of local amenities and near to train stations, one with regular services to London Waterloo from around 22 minutes.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



VILLAGE LOCATION



2,588 SQ FT



**GUIDE PRICE
£1,375,000**



The property

St Annes is an attractive detached family home offering almost 2,600 sq ft of light-filled, flexible accommodation arranged over two floors. Configured to provide a cohesive and practical living and entertaining environment, it offers modern amenities, quality fixtures and fittings including contemporary sanitaryware, elegant neutral décor throughout, Spanish marble floor tiles to the kitchen, Italian tiles in the shower room and Spanish porcelain tiles to the remainder of the ground floor.

The ground floor accommodation flows from a welcoming L-shaped through reception hall with useful storage, a shower room also suitable for use as a guest cloakroom, a contemporary staircase rising to the first floor and doors to the side aspect and integral garage. It comprises a spacious front aspect snug, a generous dual aspect reception room and a well-proportioned rear aspect office. The ground-floor accommodation is completed by an L-shaped rear-aspect kitchen/dining room. Accessible from a defined reception area off the main reception hall, it

features high-gloss tiled flooring throughout. The kitchen has a striking full-height arched window overlooking the rear garden and is fitted with a range of contemporary high-gloss wall and base units, a large central island with breakfast bar, complementary work surfaces and splashbacks, and modern integrated appliances. It opens into a dining area with space for a generously sized table and bi-fold doors leading to the rear terrace.

An oak and glass staircase leads to the dormer-style part-vaulted first floor, the landing having engineered wood flooring. The property provides a triple aspect principal bedroom with generous fitted storage and an en suite shower room, together with three further double bedrooms and a family bathroom. Velux glazing provides plenty of additional natural light.



Outside

Screened by mature hedging and trees and having plenty of kerb appeal, the property is approached through twin brick pillars over a gravelled driveway. It provides private parking for multiple vehicles and gives access to the integral double garage with loft storage above. A side pedestrian gate opens to a paved path leading past the property to the enclosed south-facing rear garden. The well-maintained garden to front and rear is laid mainly to level lawn bordered by hedging. To the rear it features a generous paved terrace accessible from the kitchen/dining room, ideal for entertaining and al fresco dining.

Location

Send village offers local shopping together with two pubs, a medical practice, pharmacy, recreation ground and primary school, the whole surrounded by open countryside, the River Wey and the Wey Navigation Canal, ideal for walking and outdoor pursuits. Woking town centre offers extensive shopping, supermarkets including Waitrose, a community hospital, cinema, theatre, restaurants, pubs, leisure centres and schooling. Transportation links are excellent: trains

from West Clandon and Woking stations (2.4 and 3.6 miles respectively) reach London Waterloo in around 60 and 22 minutes respectively, the A247 running through the village links Woking to West Clandon, and access to the A3 at Ripley, giving access to the south coast and to connections with the M3 and M25 road network.



Distances

- Woking 4.2 miles
- Guildford 7 miles
- Godalming 12.8 miles
- Dorking 13.1 miles

Nearby Stations

- West Clandon
- Woking

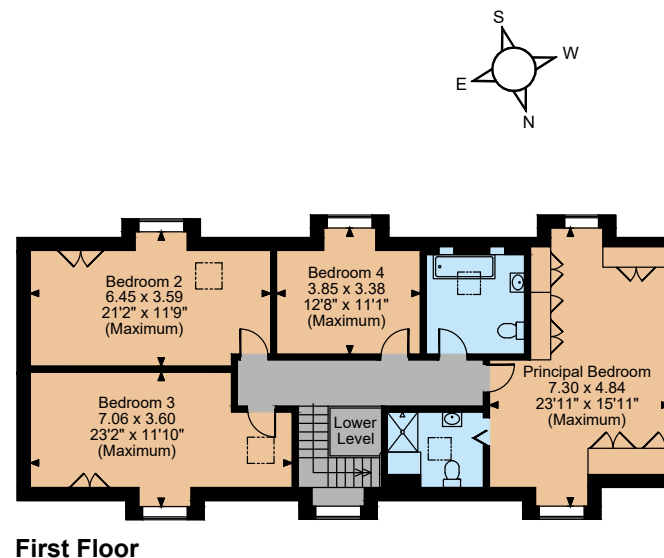
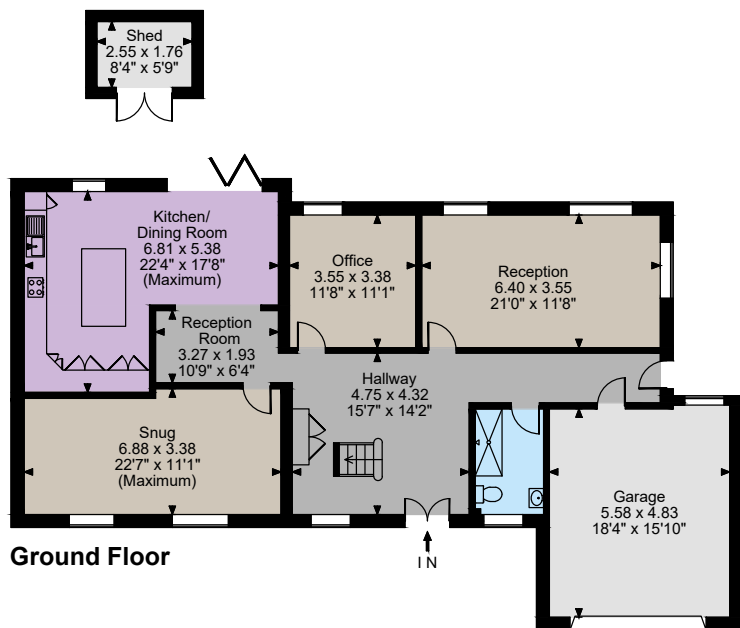
Key Locations

- Pewley Down Nature Reserve
- Loseley Park
- RHS Garden Wisley
- Hoebridge Golf Course
- River Wey and the Wey Navigation Canal

Nearby Schools

- St Peter's Catholic School
- Hoe Valley School
- Ripley Court
- Greenfield
- Royal Grammar School
- Guildford High School
- Hoebridge
- St Dunstons Catholic Primary
- Saint John the Baptist Catholic Secondary





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 2,588 sq ft (240 sq m)
Garage internal area 292 sq ft (27 sq m)
Shed internal area 48 sq ft (4 sq m)
Total internal area 2,928 sq ft (272 sq m)
For identification purposes only.

Directions

GU23 7HR

what3words: ///lease.poet.dark

General

Local Authority: Guildford Borough Council
Tel: 01483 505050

Services: All mains services

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: C

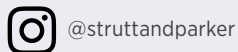
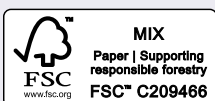
Guildford

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