



24 Send Barns Lane,  
Send, Surrey GU23 7BS





A beautifully presented detached family home providing 2,453 sq ft of accommodation ideally suited for today's lifestyle which includes a substantial detached studio office/annexe with ensuite shower room. Sold with No Onward Chain.





## 24 Send Barns Lane, Send, Surrey

We are delighted to bring to market for the first time in over 20 years this substantial detached family home which delivers just under 2,500 sq ft of space ideally suited to accommodate the growing family.

Almost totally screened from view about 130' from the Send Barns Lane, the property is set beyond a long gravel private driveway which provides ample visitor parking and turning space.

Once over the threshold, the spacious reception hall with tiled floor and guest WC, flows seamlessly to all the day spaces of the home which include a double aspect sitting room with bay window, laminate wood flooring and a comprehensively equipped built in storage wall currently utilised as a home media centre. There is a further separate reception room with a bay window to the front, and to the rear the spaces open up to the hub of home which comprises a Shaker style kitchen/breakfast room with granite worktops, a dining area which in turn leads through to a conservatory sitting space leading directly onto the rear terrace and gardens.

On the first and second floors there are a total of 4 excellent proportioned bedrooms and two bathrooms which include a very large main bedroom suite with semi-vaulted ceiling, a full range of wardrobes to one wall and an ensuite shower room.

To the rear of the house is an extensive paved terrace which links with the access to the detached annexe office which provides over 300 sq ft of space and includes a full shower room and sliding doors onto the gardens. The rear gardens extend to approx 130' in length with steps up from the terrace to the lawn, with mature planting and fence boundaries, a further raised decked area toward the rear boundary, and a feature specimen Hazel for dappled shade on a summers day.

With Send C of E Primary School just 75 yards away, there are also local shops and a recreation ground in the centre of Send Village, making this home fabulously situated for the growing family to take full advantage of the amenities which abound in the area. For the commuter, road and rail links to London and the M25 Orbital motorway are all easily accessible within a few miles, along with the wide open spaces of the Surrey Hills and Newlands Corner.

Viewing Highly Recommended.





Approximate Area = 2068 sq ft / 192.1 sq m

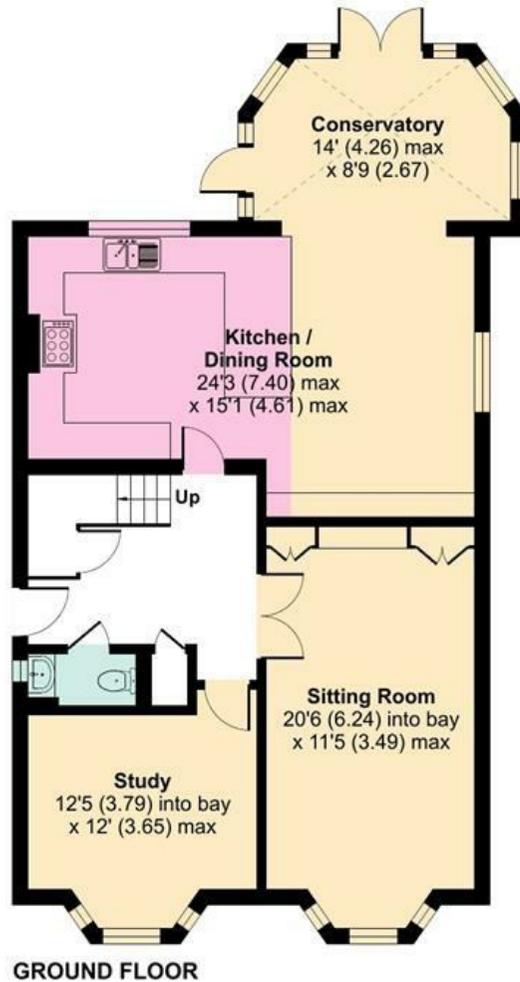
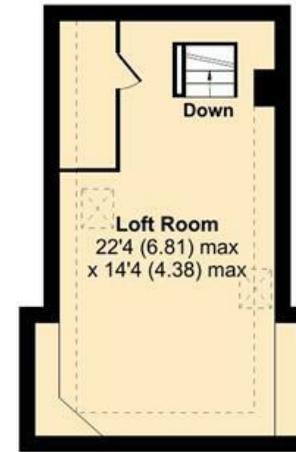
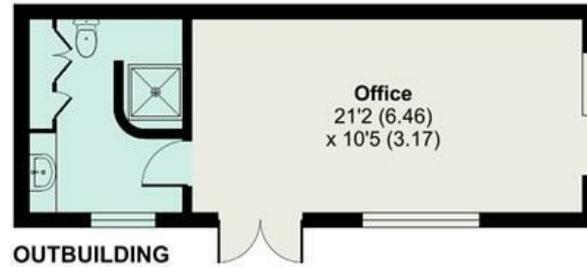
Limited Use Area(s) = 72 sq ft / 6.7 sq m

Outbuilding = 313 sq ft / 29.1 sq m

Total = 2453 sq ft / 227.9 sq m

For identification only - Not to scale

Denotes restricted  
head height





## DIRECTIONS

From our Offices in Ripley Village, proceed along the Portsmouth Road towards Clendon for approx. 1 mile, turning right (3rd exit) at the roundabout onto Send Barns Lane. After approx 1/2 mile you will pass entrance to The Villages Medical Practice on your right, then after the next lane on the left, the driveway to the property is second on your left. //leads.blocks.tender



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		75	83
England & Wales		EU Directive 2002/91/EC	

