



St Mary's Vicarage, Vicarage Lane, Send, Surrey, GU23 7JN

 Chantry
& Pewleys





4 bedrooms
Family bathroom & shower room
Living room
Sitting room
Dining room
Kitchen/breakfast room
Detached garage with store
Good-sized rear garden
Freehold
Council tax band G. EPC E.

This distinctive and generously proportioned property presents a rare opportunity for discerning buyers seeking a residence brimming with original features and the potential for bespoke enhancements, subject to obtaining the necessary planning permissions.

Upon entering, a covered porch leads to a luminous entrance hall, complete with a convenient shower room and under-stair storage. The expansive reception room is a highlight, featuring full-width, timber bi-fold doors that allow for flexible configuration, creating two distinct and well-sized living areas. The front portion of this space showcases a striking feature fireplace, while the larger rear section benefits from a bay window offering picturesque views of the rear garden.



The dining room, situated at the rear, provides ample space for formal entertaining and boasts a further feature fireplace. The spacious kitchen/breakfast room is thoughtfully designed with a comprehensive range of cabinetry and generous worktop space, accommodating a variety of modern appliances. A separate storage area and an external side door leading to a storage room enhance practicality. The first floor comprises four bedrooms: three well-proportioned doubles and a single, alongside a family bathroom and separate WC.

Externally, the property features a substantial driveway providing ample off-street parking and access to a detached garage. The secluded rear garden is a tranquil retreat, predominantly laid to lawn and adorned with mature trees, offering delightful countryside views. Additionally, several outbuildings, including three brick-built storerooms located behind the garage, provide further storage solutions.

Vicarage Lane is situated in the charming rural village of Send, offering convenient access to local amenities, including the village centre, Send School, and the medical centre. The nearby recreational ground adds to the appeal, making this property an ideal choice for families and those seeking a peaceful downsize alike.

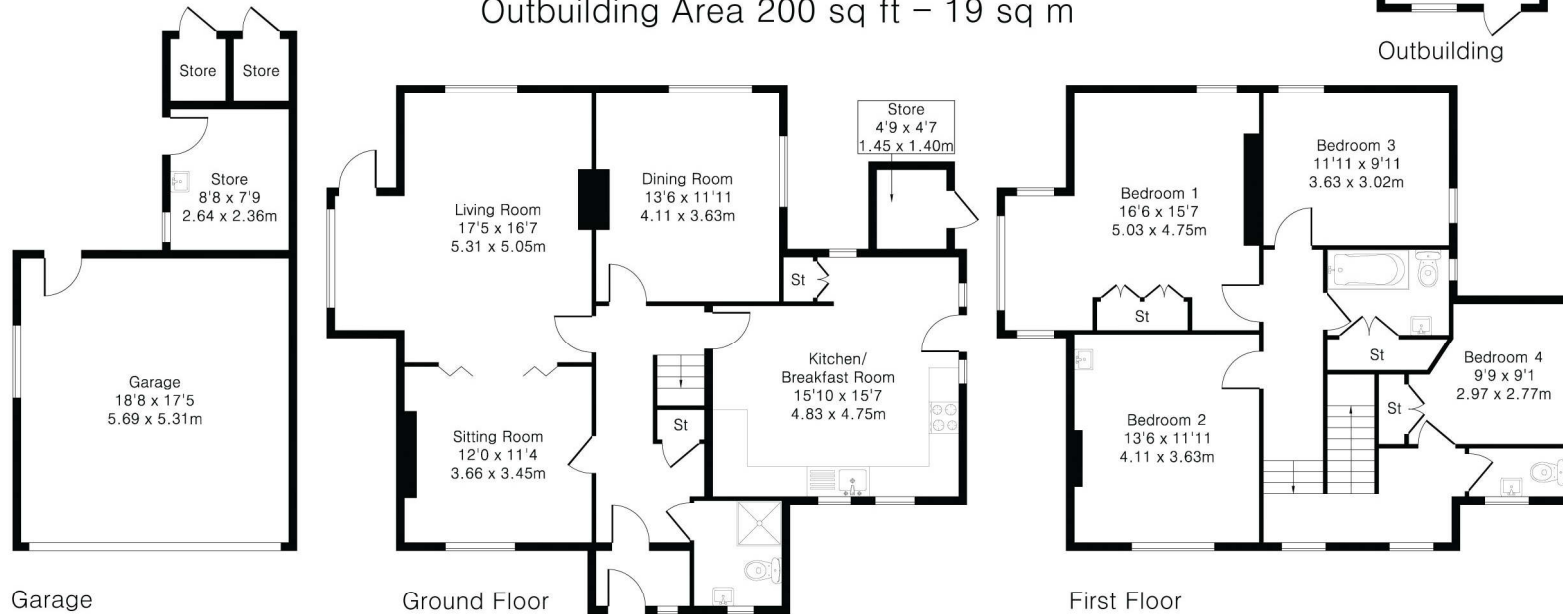
Approximate Gross Internal Area 2375 sq ft - 220 sq m

Ground Floor Area 1004 sq ft – 93 sq m

First Floor Area 844 sq ft – 78 sq m

Garage Area 327 sq ft – 30 sq m

Outbuilding Area 200 sq ft – 19 sq m



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

