

THE PRIVATE OFFICE  
REAL ESTATE

# THE WILLOW POOL



“The Willow Pool is an incredible,  
11,000 sqft home.

The Grand Hall is one of the finest rooms  
I’ve ever seen in Surrey, steeped in history  
and perfect for entertaining friends and  
family.”

  
FOUNDER AND CEO

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With an approximate internal area of over 11,000 sq ft, The Willow Pool is a substantial family home benefiting from an unrivalled combination of sophisticated living spaces, beautiful surroundings, and impeccable attention to detail. The original house dates from the mid-17th Century, and has been extended to create a feeling of space and modernity, resulting in a home with traditional features which sit comfortably alongside the modern amenities one would expect in a property of this quality.

The entrance hall's vaulted, oak-framed ceilings echo the original features of the house, offering a nod to the past, while hinting at the impressive scale of what is to come.





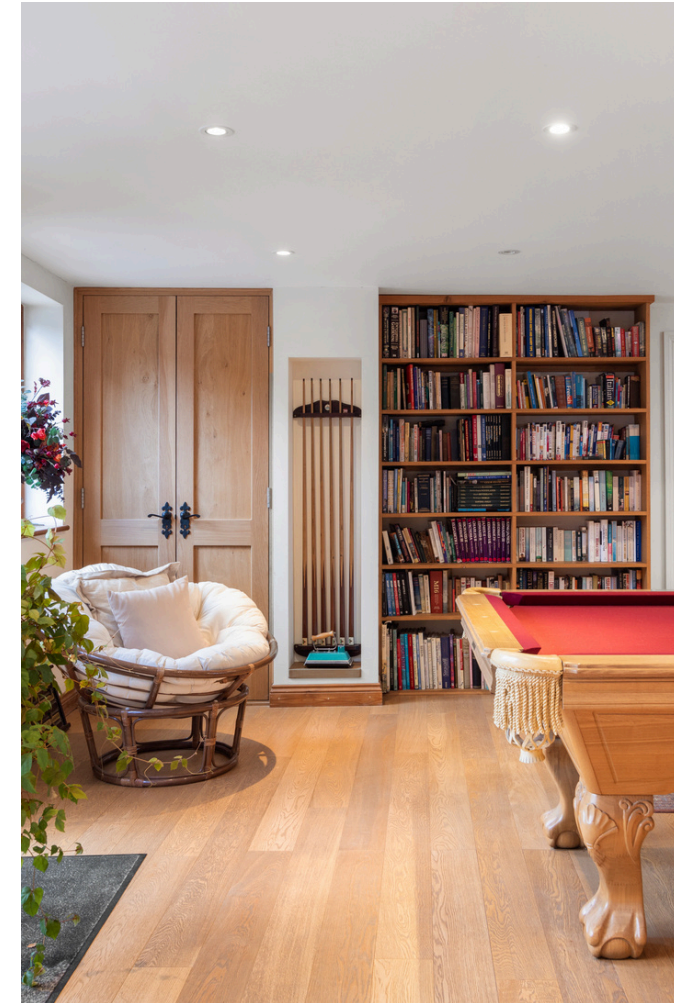


Stepping through into the kitchen one wonders how a room of such proportions can still offer such a sense of home. Designed and fitted by Turner & Froy of nearby Esher, there is nothing to be found wanting in this stunning room, including a 4 oven aga, a secondary oven and induction hob, an American-style fridge freezer, and a separate utility room.

From the kitchen, you are invited to access the original Elizabethan Grand Hall, which has been renovated with skill and precision, thus preserving the original features and a real sense of majesty. At one end, a formal dining area echoes times past, while the underfloor heating offers non-intrusive confirmation that we are very much in the present. This end of the house also plays home to a cosy living room, and a more formal drawing room, all with access onto the beautiful gardens. The remainder of the ground floor offers further options for both work and entertainment, including a billiards room, a study, a family room and a gym.







Heading up via the main staircase, one arrives at the impressive, vaulted landing, once again reflecting the impressive architecture of the Grand Hall. The master suite is a retreat in itself with further vaulted ceilings, stained glass windows, and a fitted dressing room offer a sense of decadence, while the spacious bathroom comprises both a bath and separate double shower. Three further bedrooms, all en suite, and a further guest bedroom and shower room, ensure comfort for all. A sixth bedroom, also en suite, can be accessed via a separate staircase from the ground floor.









The Willow Pool's namesake is fed by a nearby spring and sits to the front of the property overhung by an impressive and ancient willow, and fenced to provide security for children and animals. Well maintained lawns surround the house on all sides, with both a tennis court and a heated swimming pool placed discretely. The entertaining space inside is rivalled only by that which can be found outside, with numerous areas perfect for al fresco dining and barbecues. For those seeking their very own Good Life, vegetable gardens and a greenhouse lend themselves to the keen horticulturalist.

It is worth noting that a private driveway, with its own parking, leads to a separate annex which comprises a large meeting room, a kitchen, a cloakroom and office space.



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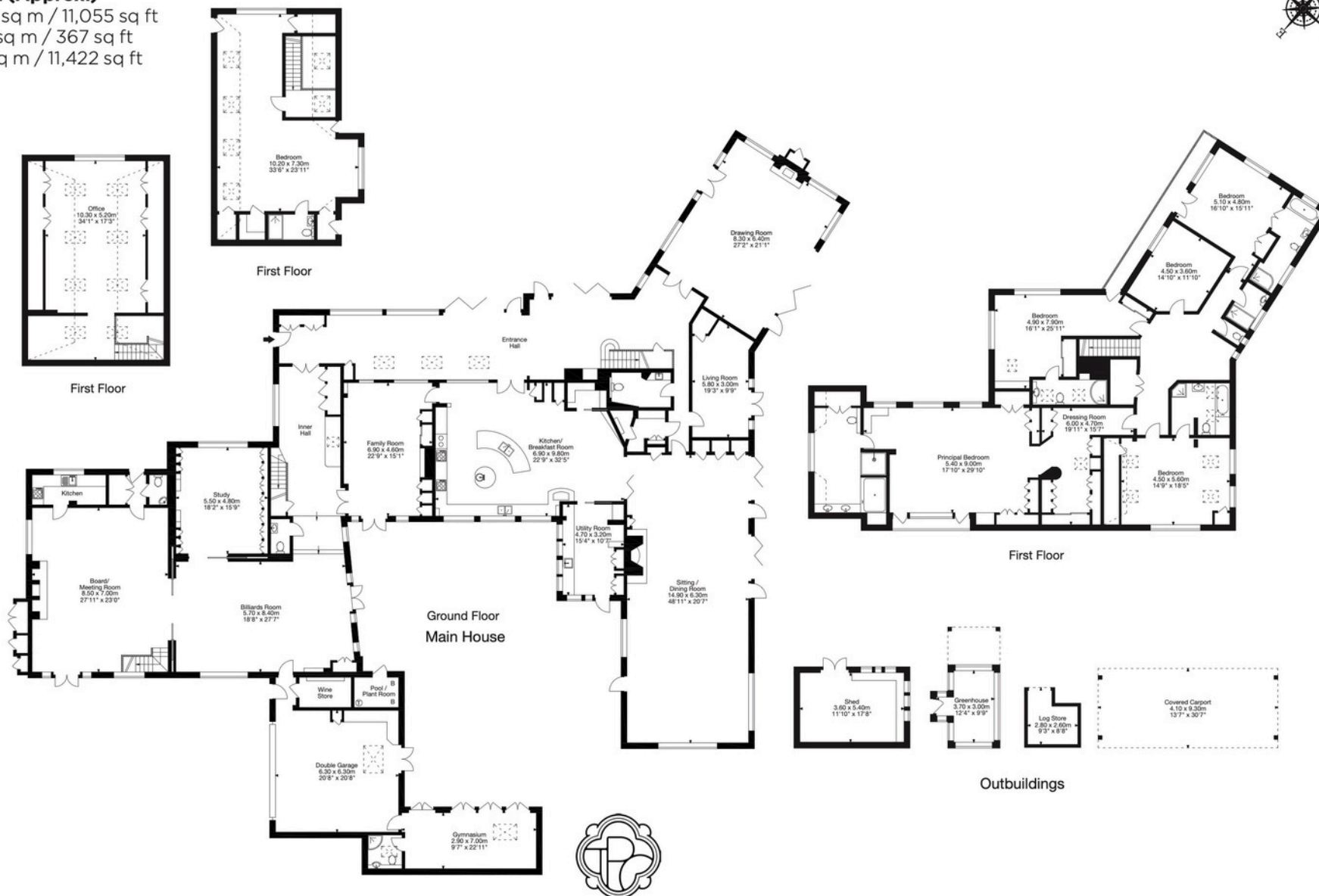
**THE WILLOW POOL, SEND MARSH ROAD, RIPLEY**

**Gross Internal Area (Approx.)**

**Main House** = 1,027 sq m / 11,055 sq ft

**Outbuildings** = 34 sq m / 367 sq ft

**Total Area** = 1,061 sq m / 11,422 sq ft







The Willow Pool is located in Send Marsh Village Green, a charming green space located near Ripley. It lies between the villages of Send and Ripley and is an important community area for local residence. Usually associated with Ripley, due to its proximity, Send Marsh has its own distinct identity within the broader parish of Send.

The Village Green itself offers a peaceful environment to enjoy the outdoors, a popular spot for dog walkers, families, and those looking to relax in nature. Throughout the year, it plays host to various community events, ranging from small gatherings to seasonal celebrations, such as the annual fireworks and bonfire night.

Despite being close to the busier areas of Ripley and Send, Send Marsh retains a distinctly rural and serene atmosphere. Ripley itself is steeped in history, with shops, pubs and restaurants. Access to London is via a fast train, and both the M3 and A3 offer easy access to both the capital and the south coast.

Schooling in the area is exceptional, with easy access to several schools including Cranmore, Charterhouse, Epsom College and ACS International School.





# THE WILLOW POOL

SEND MARSH, SURREY

£4,495,000 | 6 BEDROOMS | 6 BATHROOMS





# Trevor Kearney

FOUNDER AND CEO

[tk@theprivateofficere.com](mailto:tk@theprivateofficere.com)

07301 289026

02039 166800

[@superprimesurrey](https://www.instagram.com/superprimesurrey)



# THE PRIVATE OFFICE REAL ESTATE



**FIXTURES AND FITTINGS** All fixtures, fittings and furnishings i.e. curtains, light fittings and garden statuary etc. are expressly excluded from the sale, but some items may be made available by separate negotiations.

**TENURE** Freehold

**LOCAL AUTHORITY** Guildford Borough Council

**VIEWINGS** Strictly by appointment with the sole marketing agents The Private Office: Real Estate

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Details prepared: September 2024 Photographs: Taken September 2024

**OFFICE ADDRESS**

The Boathouse, Millbrook  
Guildford, GU1 3XJ

**THE PRIVATE OFFICE : REAL ESTATE LIMITED**

Registered in England & Wales No. 14988093

[hello@thepriateofficere.com](mailto:hello@thepriateofficere.com)  
[thepriateofficere.com](http://thepriateofficere.com)

**REGISTERED ADDRESS**

1 Park Road  
Hampton Wick, KT1 4AS