



Boughton Hall Avenue, Send, Surrey, GU23

---





An impressive five bedroom detached family house on the **exclusive** Boughton Hall Avenue, GU23.



5



2



4



EPC

D

**Tenure**

Freehold

**Local Authority**

Guildford Borough Council

**Council Tax**

Band G

This fantastic family home has recently been updated and refurbished throughout by the current owners and is chain-free. To the front, there is a large front garden and driveway with ample parking and a large garage.

The welcoming entrance hall opens into the newly installed open-plan kitchen/dining room, featuring bespoke cabinetry, stone worktops and new wood floors. There is also a utility area, with side access, which opens into a useful office. Through a large arch to the right of the kitchen, you will find the dining room with pleasant views of the garden.



The dining room leads to a large conservatory with French doors on to the large lawned southerly-facing garden, which provides the perfect place to host family barbeques and for children to play. The trees, shrubs and hedges around the border ensure complete privacy. There is great potential to further extend to the rear of the house, subject to the usual consent. To the right-hand side of the hallway, there are two large reception rooms, which provide real flexibility for formal entertaining and a play room.

On the first floor, there are five double bedrooms and two well-appointed bathrooms, including the en suite for the principal suite. The principal suite also has French glass doors, which create the Juliette balcony.

## Location

Boughton Hall Avenue is a very popular private road just a short drive from Ripley Village (1.9 miles). Ripley is a delightful village in the heart of Surrey. Within a short drive are also the town centres of Guildford (5 miles) and Woking (4.3 miles). Central London is within 30 miles, and London Heathrow is 17.5 miles away via the M25. (All distances approximate).

## Distances

Ripley 1.6 miles, Woking 4.2 miles, East Horsley 6 miles, Cobham 6.3 miles, London 27.2 miles, Heathrow 20 minutes, Gatwick Airport 30 minutes (All distances and times are approximate).



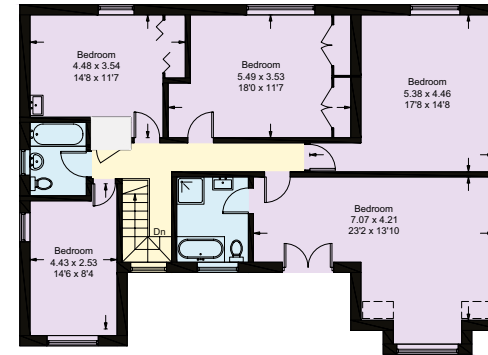


**Approximate Gross Internal Floor Area**  
**238.4 sq m / 2566 sq ft**  
**Garage = 26.4 sq m / 284 sq ft**  
**Total = 264.8 sq m / 2850 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Knight Frank Cobham**  
 50 High Street  
 Cobham, Surrey  
 KT11 3EF  
[knightfrank.co.uk](http://knightfrank.co.uk)

**We would be delighted to tell you more**

**Dan Miller**  
 01932 591616  
[dan.miller@knightfrank.com](mailto:dan.miller@knightfrank.com)

**Tom Knowlden**  
 01932 591610  
[tom.knowlden@knightfrank.com](mailto:tom.knowlden@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.  
 Particulars dated September 2024. Photographs and videos dated September 2024.  
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)