

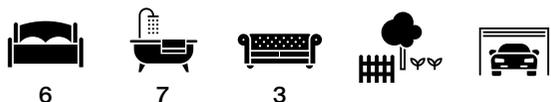


Boughton Hall Avenue, Send, GU23





A stunning family home on a **popular and desirable private road** near Ripley. The property is arranged over three floors and is approximately 5,160 sq ft with a detached, triple oak-framed garage/barn.



EPC
H

Tenure
Freehold

Local Authority
Guildford Borough Council

Council Tax
Band B



On the ground floor, the property offers an array of versatile living accommodation, with a drawing room and reception room at the front. To the rear is a 40-ft open-plan kitchen. The kitchen is a bespoke German design with good specification; this room also benefits from air conditioning. From the kitchen is the utility room, which leads to the oversized triple garage/carport with a separate annexe above.



On the first floor is the principal suite with dressing room and en suite, again with air conditioning. There are three further double bedrooms with fitted wardrobes on the first floor, one of which is en suite and two share a large bathroom in a Jack and Jill arrangement.

The second floor has two further large bedrooms, which could also be cinema or media rooms. These two rooms share a shower room and have air conditioning fitted.

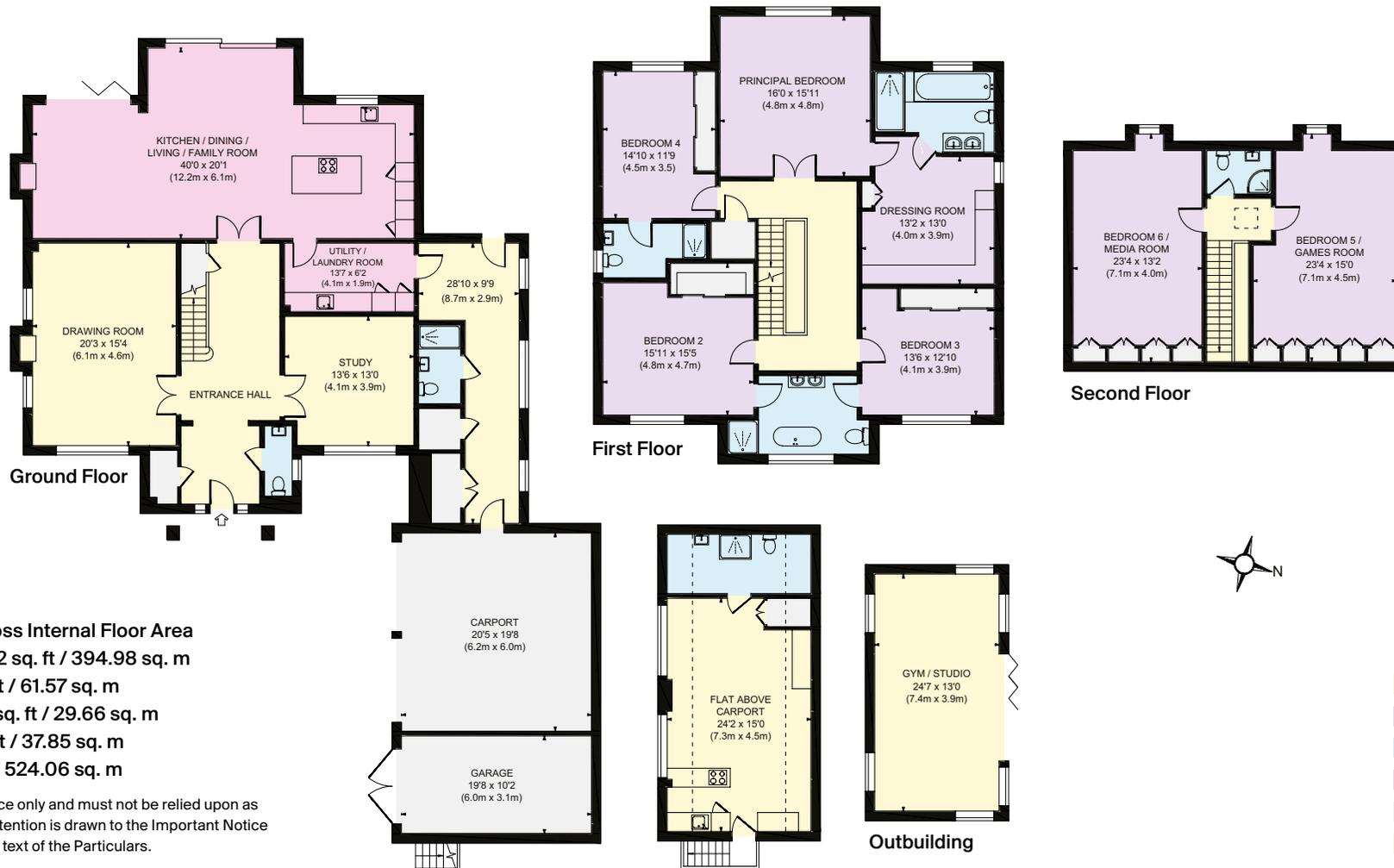


The property sits on approximately 0.75 acres. At the rear of the property, there is extensive landscaped gardens with a south-westerly aspect, including an outdoor pool with gym/summer house to the rear of the garden and gazebo with heating and lighting adjacent to the kitchen. At the front of the property, there are camera-monitored electric gates and a large drive providing ample parking.

Location

Ripley 1.8 miles, Woking 4.3 miles, Guildford 4.9 miles,
Cobham 6.5 miles, Esher 10.1 miles, Central London 27.8 miles
(All distances are approximate)





Approximate Gross Internal Floor Area
Main House 4252 sq. ft / 394.98 sq. m
Garage 663 sq. ft / 61.57 sq. m
Outbuilding 319 sq. ft / 29.66 sq. m
Carport 407 sq. ft / 37.85 sq. m
Total 5641 sq. ft / 524.06 sq. m

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



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