



## BOUGHTON HALL AVENUE

Send, Woking, Surrey





# AN EXCEPTIONAL FIVE DOUBLE BEDROOM DETACHED FAMILY HOME

With expansive entertaining areas in the desirable Boughton Hall Avenue



5



4



4



EPC

G

Local Authority: Guildford Borough Council

Council Tax band: G

Tenure: Freehold



# DESCRIPTION

The current owners have thoughtfully extended and enhanced Bay Tree House over time, creating a comfortable and adaptable family home.

This spectacular home offers nearly 5,000 sq ft of living space, five spacious bedrooms, four luxury bathrooms, including three en-suites and four large reception rooms. The home is full of period charm and character, whilst being presented in fantastic condition.

The open plan kitchen and the large living/dining/reception room to the rear provide the perfect space for family living, whilst the large verandah, garden terrace and bar provide the perfect place to entertain.

There is a study on the ground floor and towards the rear of the large southerly facing plot is a detached garden studio, both offer great work from home options.









The garden is mainly laid to lawn and is bordered by mature shrubs and hedges to ensure privacy and the plot is 0.33 acre in total.

To the front there is plenty of off-street parking on the in out driveway and access to the garage.

## LOCATION

Boughton Hall Avenue is a very popular, private road just a short drive from Ripley Village - a delightful English 'foodie' village in the heart of Surrey, close to Guildford and Woking and within easy reach of central London and Heathrow and Gatwick Airports.

Ripley 1.8 miles, Woking 4.5 miles, Guildford 5.2 miles, East Horsley 6 miles, Cobham 6.7 miles, Heathrow Airport 19.5 miles, Gatwick Airport 25 miles, Central London 27.3 miles (All distances are approximate).

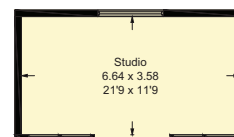


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

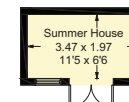


**Ground Floor**

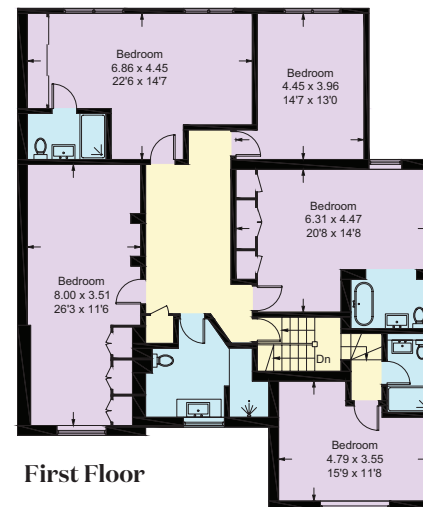
Approximate Gross Internal Area  
 Main House: = 412.7 sq m / 4442 sq ft  
 (Including Garage / Excluding Verandah)  
 Outbuildings: 30.7 sq m / 330 sq ft  
 Total: 443.4sq m / 4772 sq ft  
 Verandah: 46.4 sq m / 499 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted  
to tell you more.

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