



Beltwood, Send Marsh Road
Ripley, GU23 6JR

W & S

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A wonderful opportunity to purchase a deceptively spacious chalet bungalow in this tranquil, ever popular setting within the village of Send.

Reception Hall - Living Room - Dining Room - Kitchen - Breakfast Room - Utility Room - Study/Bedroom 5 - Ground Floor Bathroom with extra W.C - 4 Further Bedrooms - Upstairs Family Shower Room - Plentiful Parking - Delightful Garden





Beltwood, Send Marsh Road Ripley,

Approached via a gravel driveway, the front door opens into a porch with a further door leading to the inner entrance hall. Two double bedrooms are located to the front of the property boasting picture windows with the master bedroom also benefitting from a fully tiled ensuite shower room. A spacious central hallway provides access to the study and the main bathroom that has a modern white suite and includes a striking freestanding rolltop bath.

Fully glazed double doors open to the spacious sitting room that overlooks the rear garden and features a wood-burning stove. The dining room will comfortably accommodate a family-sized table and chairs and is filled with natural daylight via the light and airy conservatory, which has French doors that open out to the patio area offering further space to entertain family and friends. The kitchen is fitted with a generous selection of units with plenty of work surface space, double aspect windows and an external door giving access to the side of the property.

To the first floor are two further substantial double bedrooms that share a shower room along with access to storage in the eaves. Bedroom four also benefits from a large walk-in wardrobe. Outside to the front is a large carriage-style driveway offering parking for several vehicles as well as access to the garages.

A gate leads through to the rear garden where there is a large store and a covered area that also allows rear entry to the garage. The utility room is located at the rear of the garage. The generous South facing rear garden has a good-sized patio area and is mostly laid to lawn with mature tree and shrub borders as well as a selection of fruit trees and an established grapevine.

Send Marsh Road is a small residential area situated between Ripley and Send. There is a local friendly village pub, The Saddlers Arms and the Farm Shop is also within walking distance. Dog Owners or walkers will enjoy close access to the public footpath around the lakes.

Send village is surrounded by open countryside which is ideal for walking and outdoor pursuits. The centre offers some local shops for one's day to day needs as well as modern medical centre, a pharmacy and two pubs one of which is situated on the Wey Navigation Canal. There is a good infant/primary school in the village with excellent secondary schools nearby.

The neighbouring village of Ripley, with its more comprehensive array of shopping facilities and country pubs is a short distance, while Woking and Guildford towns are also within easy reach.

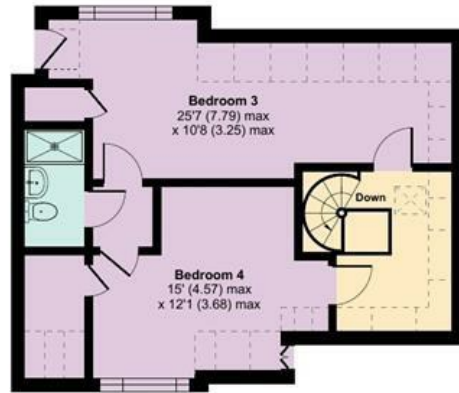
The area has excellent road and rail connections with the A3 and Junction 10 of the M25 being within close proximity. Woking Station offers regular service to London Waterloo with trains approximately every 7 minutes and a journey time of around 22 minutes. Alternative services are provided from West Clandon with trains to London Waterloo arriving within one hour.

Tenure: Freehold. Guildford Borough Council Band F



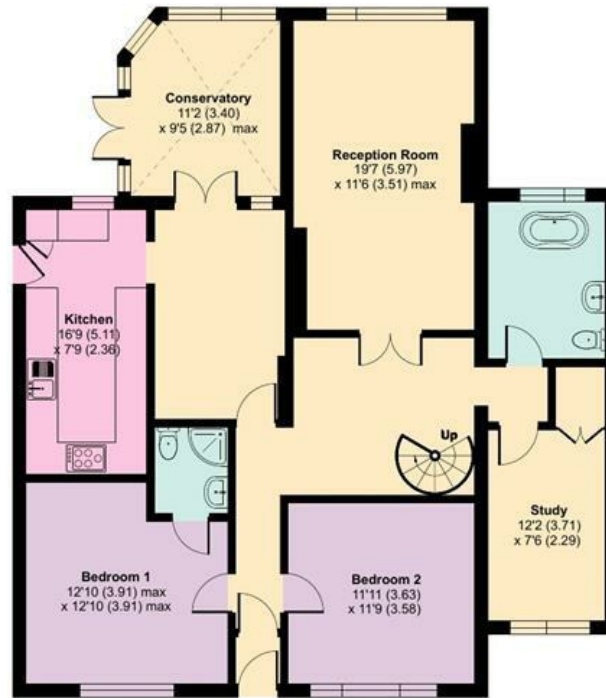
Approximate Area = 1783 sq ft / 165.6 sq m
 Limited Use Area(s) = 112 sq ft / 10.4 sq m
 Outbuildings = 140 sq ft / 13 sq m
 Garage = 339 sq ft / 31.4 sq m
 Total = 2374 sq ft / 220.4 sq m

For identification only - Not to scale

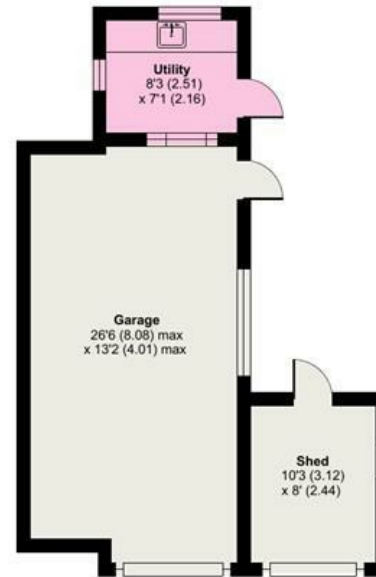


FIRST FLOOR

Denotes restricted
head height



GROUND FLOOR



GARAGE / OUTBUILDING 1 / 2





DIRECTIONS

From our office in Ripley turn right and head out of the village along the Portsmouth Road. Turn right into Send Marsh Road where Beltwood will be found a short way along on the left hand side.///dirt.noble.dinner

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	52	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

