

Gable
Cottage

BOUGHTON HALL AVENUE

Send, Surrey, GU23



A FIVE-BEDROOM DETACHED FAMILY HOME IN BOUGHTON HALL AVENUE | CHAIN FREE

Set within a secluded gated plot of 0.62 acres on one of Send's most sought-after private roads, this exceptional family home combines beautifully landscaped gardens, outstanding open-plan living and well-appointed accommodation throughout.

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Local Authority: Guildford Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

Finished to a high standard, the property benefits from concrete floors and underfloor heating to the ground and first floors. At the heart of the home is a stunning 33ft open-plan kitchen, dining and family room featuring bespoke cabinetry, integrated appliances, a large central island, roof lantern and full-width bi-fold doors opening onto the terrace and rear garden.

Further ground floor accommodation includes a spacious sitting room, study, utility room, cloakroom and welcoming entrance hall, providing excellent flexibility for modern family living and home working.

The first floor offers four generous double bedrooms, all benefiting from en-suite bathrooms, including an impressive principal suite which also benefits from a dressing room.











DESCRIPTION

The second floor provides a fifth bedroom with en-suite facilities, offering flexible accommodation ideal for guests, extended family or an additional study.

Outside, the magnificent rear garden enjoys a high degree of privacy, with a large sun terrace, extensive lawn and mature trees and hedging. To the front, a substantial gravel driveway provides ample parking and access to the integral double garage. Planning permission has also been granted to convert the garage into additional living accommodation, offering excellent flexibility for future owners. Designed with energy efficiency in mind, the property benefits from high levels of insulation together with the flexibility of mains gas or an air-source heat pump.

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).



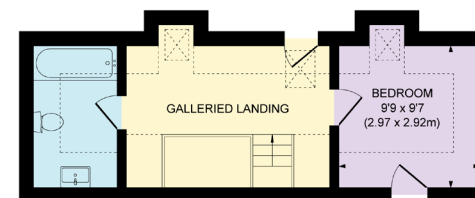
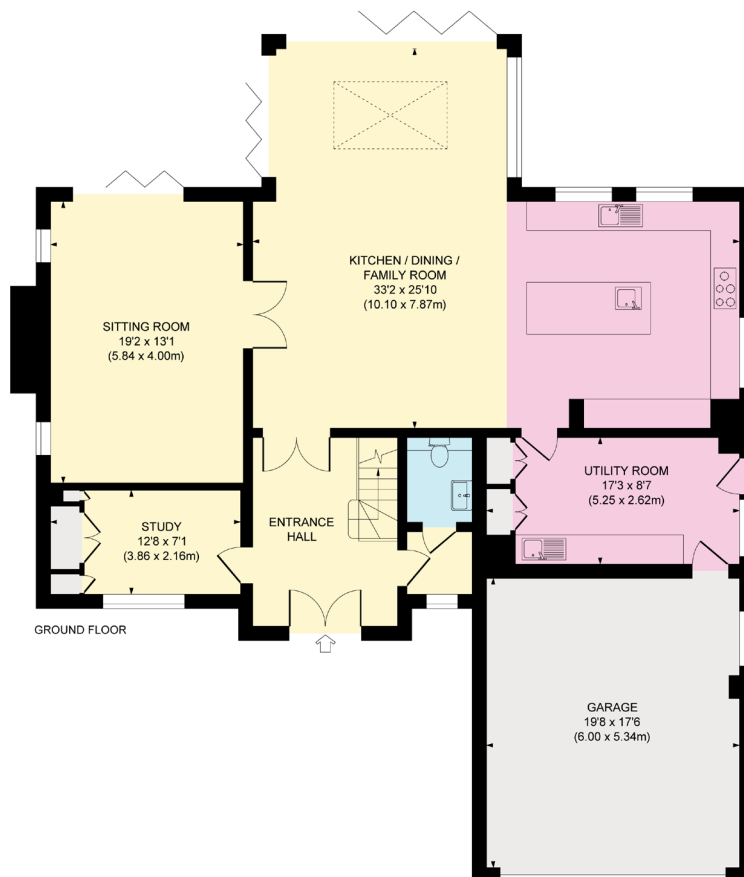


Approximate Gross Internal Area

Main House 3,028 sq. ft / 281.36 sq. m

Garage 339 sq. ft / 31.50 sq. m

Total 3,367 sq. ft / 312.86 sq. m



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

Approximate Gross Internal Area = 312.86 sq m / 3,367 sq ft

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. (ID767266)

Dan Miller
01932 591616
dan.miller@knightfrank.com

Victoria Miles
01372 239971
victoria.miles@knightfrank.com



Knight Frank Cobham
50 High Street
Cobham, KT11 3EF

knightfrank.co.uk

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