

24 CLOCKBARN WAY

Send



Chantries
& Pewleys

ESTATE AGENTS



Approximate Gross Internal Area 990 sq ft - 92 sq m (Excluding Outbuilding)

Ground Floor Area 495 sq ft – 46 sq m

First Floor Area 495 sq ft – 46 sq m

Outbuilding Area 106 sq ft – 10 sq m



AT A GLANCE

Family home, completed in 2021 by Bewley Homes

Quiet position on the edge of the development

Attractive double-fronted façade

Sitting room with doors directly onto the garden

Separate kitchen and dining space

Three bedrooms and two bathrooms

Detached garden outbuilding

Off street parking for several cars

Walking distance of Send School, with countryside
and A3 close by



FROM THE AGENT

The position within Clockbarn Way is one of the things that sets this house apart. Built by Bewley Homes in 2021 on the site of the former Clockbarn Nursery, it sits towards the edge of the development.

The location keeps everyday amenities within convenient reach too. Send School is within walking distance, open countryside is nearby and the A3 provides straightforward access for journeys further afield.

Warmly,

Anthony

Anthony Brown
Director



Tenure: Freehold. **Council Tax Band:** E. **EPC:** B

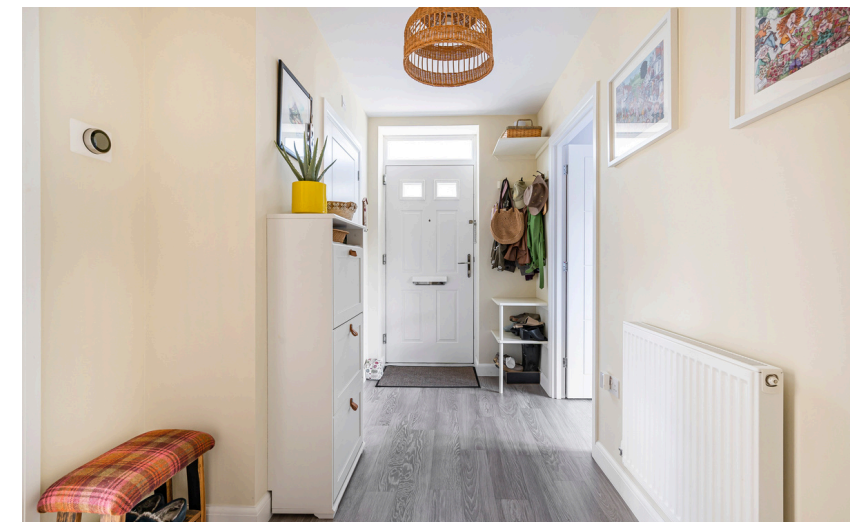
LIVING ROOM

The front door opens into a long entrance hall, giving a clear route through the ground floor. There is space for coats and everyday storage near the entrance, with the staircase positioned further along the hall and a WC tucked away separately.

From here, the layout divides naturally between the kitchen/dining room and the sitting room. This keeps the two main spaces distinct rather than combining everything into one open-plan room.

The sitting room sits at the rear of the house, with French doors opening directly onto the paved terrace. The room has enough width for generous seating while keeping the route into the garden clear. Glazing across the rear brings in plenty of natural light and gives the garden a visible presence from the room.

In warmer weather, opening the French doors allows the terrace to become an extension of the sitting area, with the garden and outbuilding beyond forming the outlook.





KITCHEN & DINING

The kitchen and dining room sits separately from the main living room and has clearly defined areas for cooking and eating.

White Shaker-style cabinetry with integrated appliances runs around one end of the kitchen, providing a good amount of worktop and storage space.

The arrangement leaves the adjoining dining area open enough for a full-size table. The room is dual aspect, bringing natural light into both the kitchen and dining areas.



FIRST FLOOR

There are three bedrooms on the first floor.

The principal bedroom is a good-sized double, with space for additional furniture and its own en suite shower room. There are two further bedrooms, giving the first floor flexibility for family, guests or working from home where required.

A separate family bathroom serves these rooms and includes a bath with shower over.



THE GARDEN

French doors from the sitting room open directly onto a paved terrace behind the house, providing a useful extension to the living space, especially during the warmer months.

Beyond the terrace is a level area of lawn with planting around the boundaries. At the far end sits a substantial timber outbuilding of approximately 106 sq ft. Double glazed doors and additional glazing give it a much more purposeful character than conventional garden storage. Its separation from the house makes it particularly useful as a home office, studio, hobby room or adaptable additional space.

The property is complimented by driveway parking for several cars.





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