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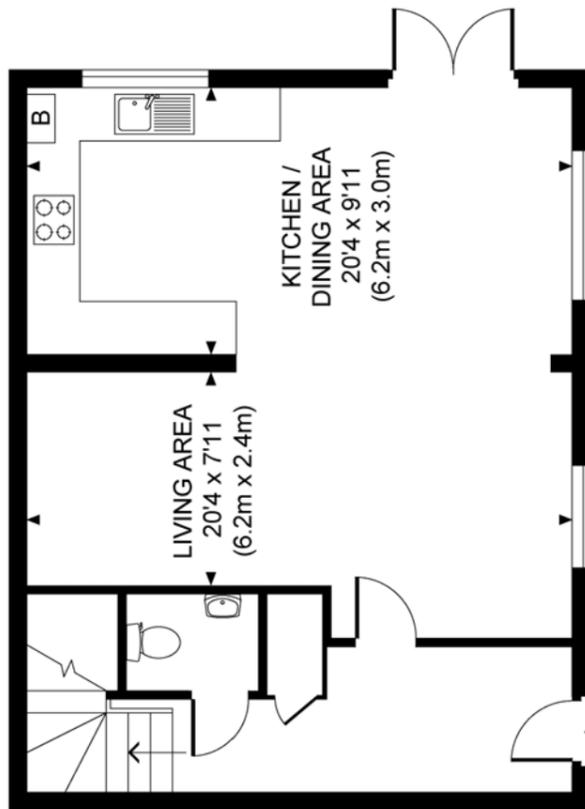
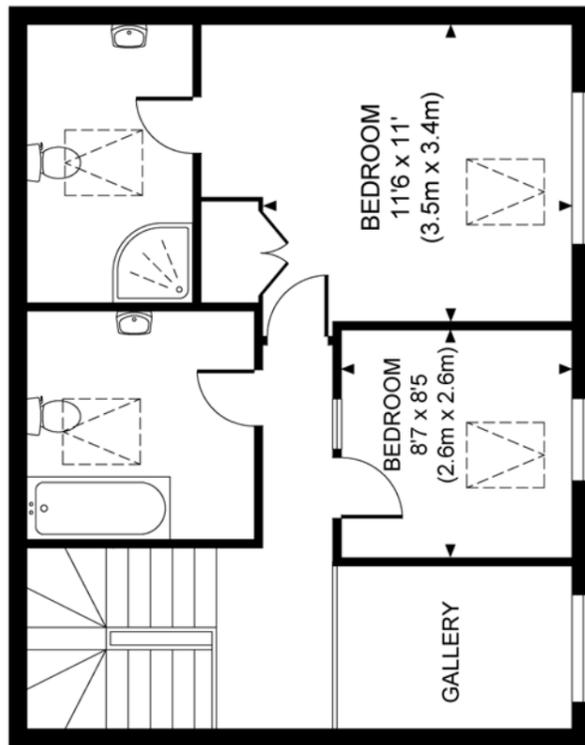


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Approximate Gross Internal Area
1166 sq ft / 108.3 sq m



Aldertons Farm, Send

£499,950 Freehold

A wonderful and rarely available two bedroom, two bathroom barn style home set within a courtyard development of eight similar homes. The properties enjoy private gated entry all with parking, positioned within a rural setting surrounded by open fields.

London Office: 020 7079 1554



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RIPLEY OFFICE: 188 High Street, Ripley, Surrey, GU23 6BD

Tel: 01483 211644

E-mail: sales@seymours-ripley.co.uk www.seymours-estates.co.uk



DESCRIPTION

This recently constructed two bedroom barn style home is presented to the market in superb decorative order and offers modern living in a courtyard setting within this rural location.

The property features open plan accommodation to the ground floor with a large reception area distinctly separated into areas for sitting, dining and the kitchen, there is even space for a study area. Fitted and decorated to a high specification, there is under-floor heating to the ground floor, hard-wood flooring and a modern kitchen. Integrated appliances come as standard with sleek handleless cupboard fronts, stone work tops and a double oven as well as a window over looking the courtyard garden. A pair of wide French doors offer access to this private space making entertaining a joy. There is the further benefit of a large storage cupboard accessed from the entrance hall as well as a ground floor WC.

The first floor offers a mezzanine style landing overlooking the double height entrance hall. There are two good sized bedrooms with built-in wardrobes whilst the master bedroom enjoys a lovely en-suite fitted to a high standard and with a double shower. The family bathroom is also well fitted with a bath with shower over and sink with vanity cupboard.

The courtyard is approached via a long and winding driveway with an electric 5-bar gate leading to the ample parking for all of the residents. There is the added benefit of a bike storage area as well as lovely views over the neighbouring farmland. The property benefits from a small garden with a patio and area of lawn as well as a potting shed.

The location is close within walking distance of Send Village, the Send Marsh Green and also the local pub.

EPC Rating: C



LOCATION

Send village is close to 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 a recreation ground, newly built medical centre and pharmacy and two pubs one of which is situated on the Wey Navigation Canal. There are both infant and primary schools 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.

Viewings by appointment only, contact 01483 211644

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