



WOODHILL

SEND, WOKING | GU23 7JP



Buttermere House

Woodhill, Send, Woking, GU23 7JP



The property

With views over fields at the front, Buttermere House is a detached four bedroom family home with a light, contemporary interior and is just one of two new family homes tucked away in this rural setting, conveniently situated for the A3/M25 and close to the villages of Ripley and Send.

There is a cloakroom off the entrance hall with a double aspect Sitting room leading to the paved terrace and with views over fields.

The open plan Kitchen/ Family/Dining room also overlooks fields and bi-fold doors lead to the terrace and garden. White Quartz work tops are complemented by a good range of fitted units and built in appliances by Smeg.

A separate, fitted Utility room with Smeg appliances leads to the rear garden.

On the first floor there are four bedrooms with a large ensuite bathroom to the master bedroom complemented by a family bathroom.

Outside, there is off street parking for several cars, and a lawned garden with a paved terrace, large timber shed and side access.



Accommodation

- Bespoke fitted kitchens
- Integrated appliances
- Luxury bathrooms
- Vaillant high efficiency gas fired boilers
- Fully planted front gardens
- NHBC 10 Year Warranty
- Off street parking for several cars
- Approx 1731 Sq Ft

Situation



- Guildford Station 5.1 miles (Waterloo 36 minutes); Woking station 4.8 miles (Waterloo 30 mins); West Clandon Station 2.4 miles (Waterloo 51 minutes)
- M25 junction with A3 under 5 miles; Send village 1 mile; Ripley village 2.6 miles
- RHS Wisley 4.5 miles; New Inn Pub on R. Wey 1.5 miles;
- Send Medical Centre 1 mile away; Papercourt Sailing Club 1.6 miles
- Send C of E Primary School just 0.5 miles walk (3-11 yrs old) Ofsted rated as 'Good' in Summer2016



Dimensions

Ground floor

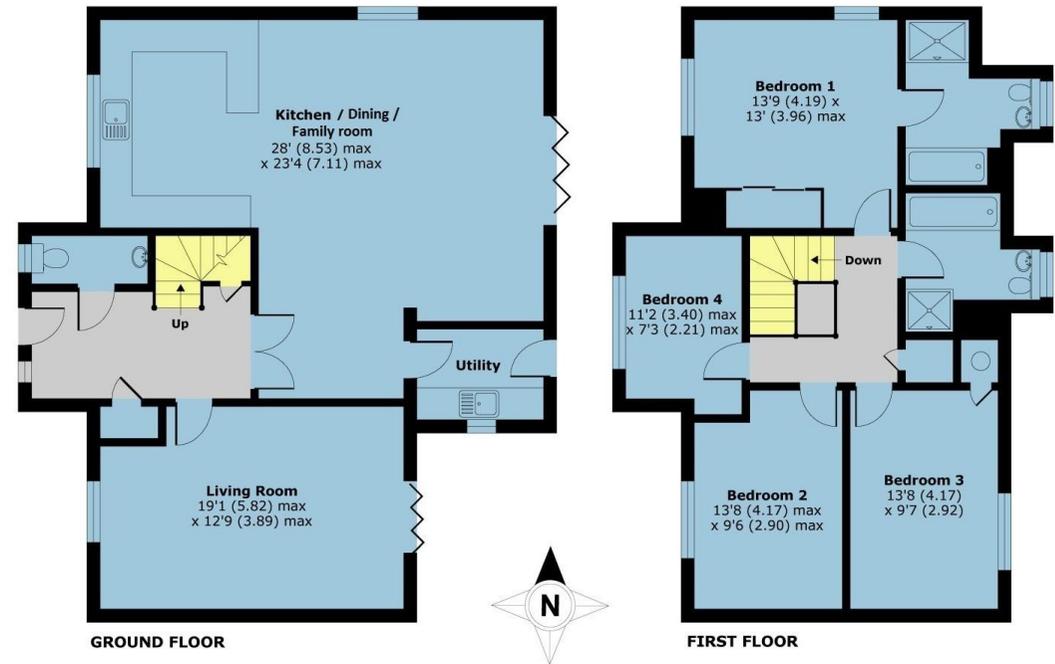
Living Room	19'1" x 12'9"	(5.82m x 3.89m)
Kitchen / dining / family room	28' x 23'4"	(8.53m x 7.1m)

First floor

Bedroom 1	13'9" x 13'	(4.2m x 3.96m)
Bedroom 2	13'8" x 9'6"	(4.17m x 2.9m)
Bedroom 3	13'8" x 9'7"	(4.17m x 2.92m)
Bedroom 4	11'2" x 7'3"	(3.4m x 2.2m)

Produced for Romans 2018
333041

Approx. Gross Internal Floor Area
1731 Sq Ft 160.8 Sq Metres





Windermere House

Woodhill, Send, Woking, GU23 7JP

ROMANS
NEW HOMES

The property

Featuring a gated front entrance, backing onto fields and with a large, sunny garden, Windermere House is a traditionally designed detached four bedroom family home though with a light, contemporary interior and is just one of two new family homes tucked away in this rural setting, conveniently situated for the A3/M25 and close to the villages of Ripley and Send.

There is a cloakroom off the L shaped entrance hall with a double aspect Sitting room leading to the paved terrace and with views beyond the garden over fields.

The open plan Kitchen/ Family/Dining room has a bay window and bi-fold doors to the terrace and garden. White Quartz work tops are complemented by a good range of fitted units and built-in appliances by Smeg with a separate fitted Utility room.

The Study/TV room is double aspect with doors to the terrace and garden.

On the first floor there are four double bedrooms with a large ensuite bathroom to the master bedroom complemented by a family bathroom.

Outside, there is off street parking for several cars, and a key benefit is the large, sunny garden with a paved terrace and views directly over the adjoining fields at the rear.



Accommodation

- Bespoke fitted kitchens
- Integrated appliances
- Luxury bathrooms
- Vaillant high efficiency gas fired boilers
- Fully planted front gardens
- NHBC 10 Year Warranty
- Off street parking for several cars
- Approx 1814 Sq Ft

Situation



- Guildford Station 5.1 miles (Waterloo 36 minutes); Woking station 4.8 miles (Waterloo 30 mins); West Clandon Station 2.4 miles (Waterloo 51 minutes)
- M25 junction with A3 under 5 miles; Send village 1 mile; Ripley village 2.6 miles
- RHS Wisley 4.5 miles; New Inn Pub on R. Wey 1.5 miles;
- Send Medical Centre 1 mile away; Papercourt Sailing Club 1.6 miles
- Send C of E Primary School just 0.5 miles walk (3-11 yrs old) Ofsted rated as 'Good' in Summer2016



Dimensions

Ground floor

Study	12'9" x 9'1"	(3.89m x 2.77m)
Living Room	18'10" x 12'9"	(5.74m x 3.89m)
Kitchen / dining room / family room	25'3" x 19'7"	(7.7m x 5.97m)

First floor

Bedroom 1	13'6" x 13'	(4.11m x 3.96m)
Bedroom 2	13' x 10'	(3.96m x 3.05m)
Bedroom 3	11' x 9'2"	(3.35m x 2.8m)
Bedroom 4	10'2" x 10'1"	(3.1m x 3.07m)

Produced for Romans 2018
333043

Approx. Gross Internal Floor Area
1814 Sq Ft 168.5 Sq Metres

