



High quality family house in a premier location

Boughton Hall Avenue, Send, Woking GU23 7DD

Freehold





Luxurious home • Open plan living & dining • Family room • Modern kitchen & utility • Home office • 4/5 bedrooms & 3 bathrooms • Garden • Driveway

Local information

Boughton Hall Avenue is a beautiful tree-lined avenue and one of the most popular roads in the area. A cul-de-sac which is conveniently situated with easy access to the A3 and a short walk to local shops, including a Little Waitrose and an excellent farm shop, as well as the Villages Medical Centre.

Ripley village, with its comprehensive array of shopping facilities and country pubs is a short distance, while Woking and Guildford towns are also within quick and easy reach. Both offer mainline train services into London Waterloo, with journey times from Woking approximately every 7 minutes and a journey time of around 22 minutes.

The A3 provides ready and direct access to London and the south coast, whilst also connecting at Wisley with the M25 for the airports and national motorway network.

The area is blessed with a wide choice of schools, including St Peter's, George Abbot, Tormead, Guildford High, Royal Grammar, Lanesborough, St George's College and Hoebridge.

There are also comprehensive sport and leisure centres at Guildford and Woking and, in addition, the surrounding countryside has a network of footpaths and bridleways.

Other local beauty spots and places of interest include The Wey Navigation, several National Trust properties, Wisley RHS Gardens, Ockham Common and Boldermere Lake, whilst, just five miles away, Newlands Corner is the gateway to the Surrey Hills Area of Outstanding Natural Beauty.

About this property

An outstanding high quality family home located in one of the area's premier roads, conveniently located close to Send, Ripley and West Clandon.

This New England Style House has been beautifully refurbished and extended in recent years to create a truly luxurious home with the emphasis on light and space.

On entering the home, there is an open hallway from which all the principal reception rooms are accessed. There is a truly magnificent kitchen/dining/family room across the entire rear of the house with large floor to ceiling bifold doors and French doors to the garden and two skylights.

The recently installed and well appointed kitchen includes wall and base units with Dekton work tops, a central workstation, induction hob with Neff electric oven, double fridge/ freezer, Quooker hot water tap, dishwasher and separate utility room for the washing machine and tumble dryer. The formal



reception room is a good size and faces the front of the house.

There is a separate family room/ study with a feature Chesney wood burning stove and limestone mantle which opens into the dining area as well as the hallway. The downstairs shower room completes the ground floor accommodation.

The garage has been recently converted into a home office with its own front door and offers flexible use to be configured as a gym or a fifth bedroom with a separate sink and WC.

On the first floor, the stunning principal bedroom with skylight includes a large walk-in dressing room fitted with open cupboards and an en-suite shower room comprising with twin basins and separate WC. There is a good size guest room overlooking the garden with built in wardrobes and a generous ensuite bathroom. There are two further bedrooms both have fitted wardrobes and a family bathroom.

The rear gardens are approximately 100 metres in length, primarily laid to lawn with mature hedging, paths, a hexagonal summer house and a large patio running across the rear of the house with a raised seating/ barbeque area and two garden store rooms. There is a large gravel driveway to the front of the house with ample parking for a number of cars as well as side access to the garden.

Services; All mains services.

Tenure
Freehold

Local Authority
Guildford Borough Council

Viewing
Strictly by appointment with Savills





Boughton Hall Avenue, Send, Woking GU23 7DD
Gross internal area (approx) 3396 sq ft / 315 sq m
Outbuildings 105 sq ft / 10 sq m
Total 3501 sq ft / 325 sq m

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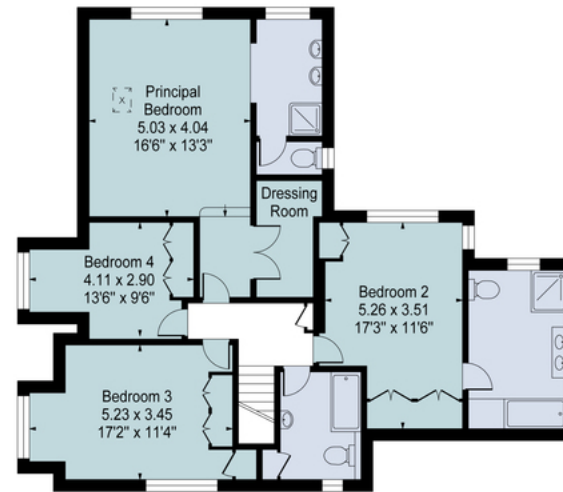
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Westfield House

Gross internal area (approx.)
 Total = 325 sq.m (3501 sq.ft)
 Main House = 315 sq.m (3396 sq.ft)
 Outbuildings = 10 sq.m (105 sq.ft)
 For Identification Only. Not To Scale.
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Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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