



Versatile family home in a village location

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Send Marsh Road  
Ripley  
GU23 6JT

Ripley Village: 1.5 miles

Clandon Station: 2.5 miles - London Waterloo 55 mins

Woking Station: 4 miles - London Waterloo 25 mins

M25 (J10): 4 miles

All times and distances are approximate

Exceptionally well presented, this 5 Bedroom chalet bungalow offers a wealth of versatile accommodation over two floors with excellent family living space. Close to Send Marsh Green and enjoying rural views with fields to the front and rear, the property also features a beautiful, private rear garden and extensive off-road parking.

Price £1,000,000

View by appointment please, exclusively through Richard Saunders and Company  
Telephone 01737 363333



- Entrance Hall   ■ Inner Hall   ■ Cloakroom
- Sitting Room   ■ Snug   ■ Open plan Dining Room - Kitchen - Breakfast Room
  
- 5 Bedrooms   ■ Study / Bedroom 6
- Ensuite Shower Room   ■ Family Bathroom
  
- Large Garage   ■ Some 65' Frontage with In and Out Drive
- Around 75' x 65' Rear garden   ■ In all, around 0.2 Acre



This well-proportioned and flexible family home is in a peaceful semi-rural location, extended and refurbished to a high standard by the current owners, and it offers fantastic accommodation for families.

The contemporary Kitchen-Dining Room and large Sitting Room are particularly of note but are accompanied by the snug and a purpose designed office.

The five bedrooms and two bathrooms are spread over two floors and being sectioned off from the rest of the home give a greater feel of privacy.

Externally there is a mature and well-tended garden with pond and outbuildings to the rear and a carriage driveway and garage to the front.







Remarkably well connected, the property is situated between the villages of Ripley and Send, with Ripley's popular High Street a short walk away.

Only slightly further afield are the large towns of Woking and Guildford, both offering a broad array of shops and restaurants and fast travel links into London.

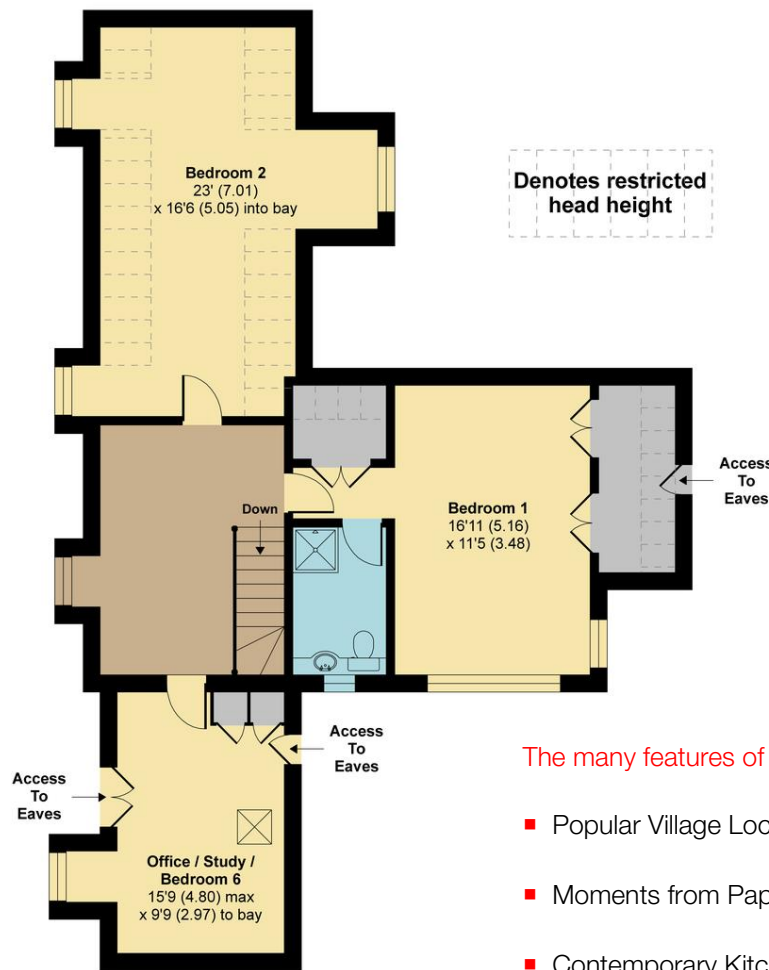
Nearby the A3 provides an arterial route to London and within just one junction, the M25 gives swift access to both Heathrow and Gatwick Airports in around 20 minutes and 30 minutes respectively.

Leisure and cultural pursuits are well catered for also with many local Football, Rugby, Cricket, Sailing, Angling and Golf Clubs and a number of theatres and concert venues a short distance away.





GROUND FLOOR



FIRST FLOOR

Denotes restricted head height

**TOTAL FLOOR AREA**  
2725 SQ FT / 253.1 SQ M

The many features of this fine home include:

- Popular Village Location
- Moments from Papercourt Lake
- Contemporary Kitchen with Stone work surfaces
- Spacious Sitting Room with Oak flooring and gas fire
- Five Double Bedrooms
- Mature garden with Fishpond and Summerhouse
- Wealth of Storage
- 20 minutes walk to Ripley Village Centre
- 0.2 Acre level Plot
- Large Garage and further Driveway parking

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73   C	83   B

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