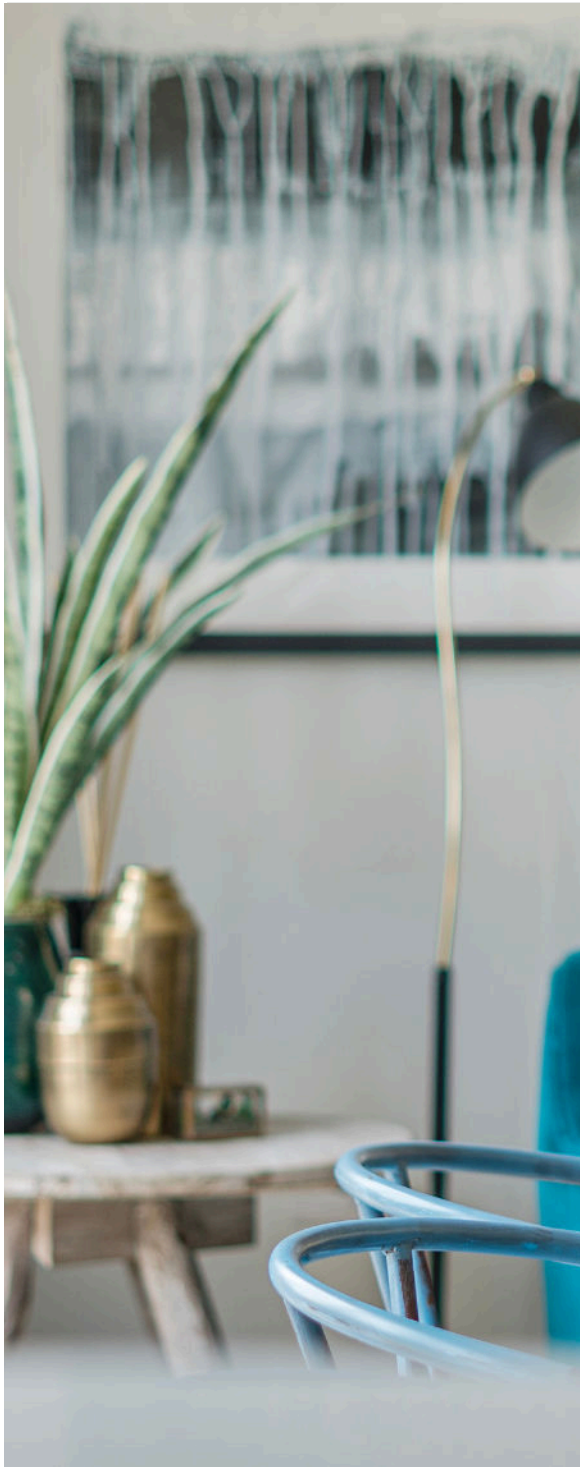




SEND BARNS LANE

SEND . SURREY





SEND BARNS LANE

SEND . SURREY . GU23 7BP

Discover these beautifully crafted brand new homes in the charming village of Send. Designed for modern living, the ground floor features an impressive open-plan kitchen, living, and dining area, complete with bi-fold doors leading to the landscaped rear garden. The bespoke kitchen is fitted with a composite stone worktop, Siemens appliances—including an induction air hob and integrated wine chiller and under-cabinet lighting. A separate utility room, a front-facing lounge, and a cloakroom complete this level.

Upstairs, the luxurious master bedroom boasts fitted wardrobes and an elegant ensuite shower room. The second bedroom also benefits from fitted wardrobes, while two further bedrooms share a stylish family bathroom, featuring a contemporary vanity basin, thermostatically controlled shower and chrome heated towel rail.

These homes are designed for comfort and efficiency, with underfloor heating to the ground floor, high-performance double glazing, and a mechanical ventilation heat recovery system (MVHR). Additional highlights include a high-spec security system, oak veneered internal doors, and a beautifully crafted staircase with an oak handrail and glass balustrade.

With landscaped gardens, ample parking, and a 10-year NHBC warranty, these exceptional homes offer the perfect blend of style, practicality and energy efficiency.

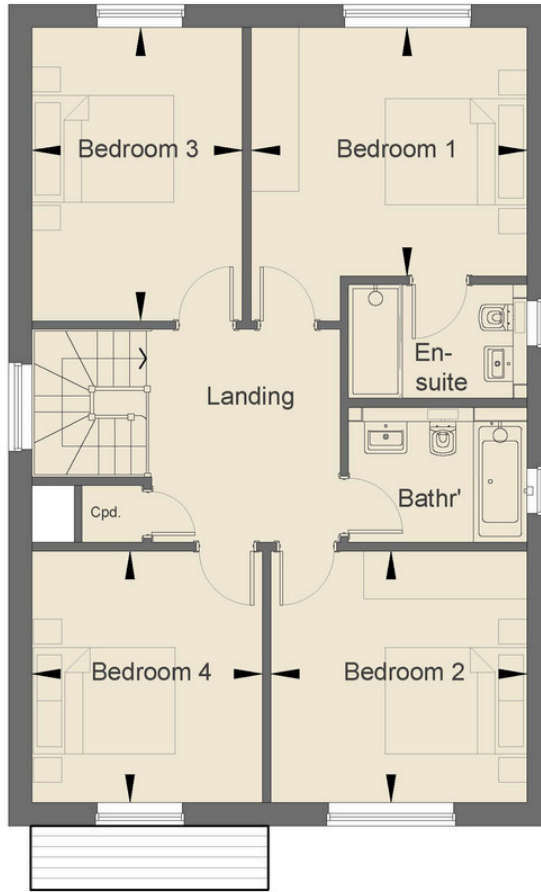
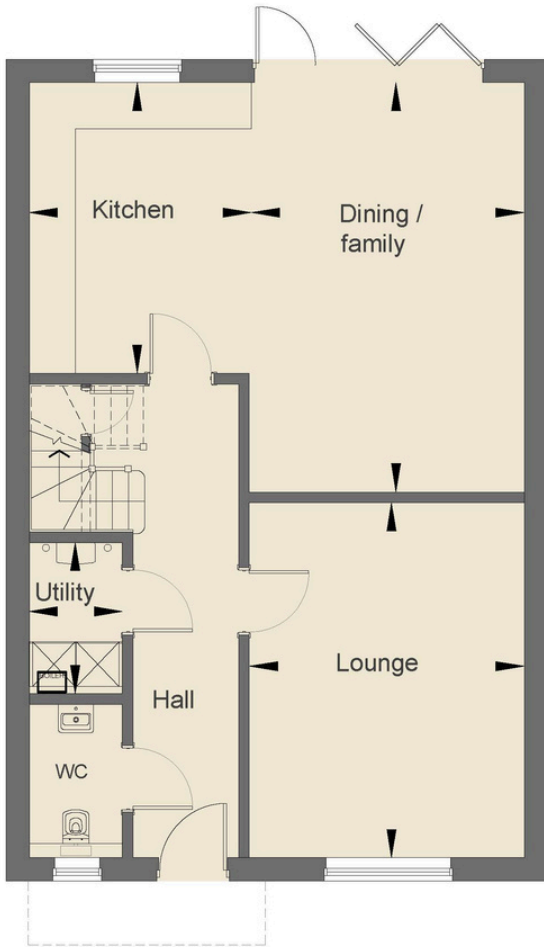




ACCOMMODATION AND AMENITIES

Detached . 4 Bedrooms . 3 Bathrooms . 2 Reception rooms . Utility . Driveway
1,636 sq ft / 152 sq m





PLOT 1 & 2

GROUND FLOOR

Living	3.88 x 5.00 m	12' 8" x 16' 4"
Dining / Family	3.85 x 5.77 m	12' 7" x 18' 11"
Kitchen	3.14 x 4.10 m	10' 3" x 13' 5"
Utility	1.31 x 2.12 m	4' 3" x 6' 11"

FIRST FLOOR

Master bedroom	3.89 x 3.50 m	12' 9" x 11' 5"
Bedroom 2	3.61 x 3.55 m	11' 10" x 11' 7"
Bedroom 3	2.98 x 4.13 m	9' 9" x 13' 6"
Bedroom 4	3.25 x 3.55 m	10' 8" x 11' 7"

GIA 152 m² | 1636 ft²



LOCATION

Nestled in the heart of Surrey, the charming village of Send offers an idyllic blend of countryside tranquillity and modern convenience. Surrounded by beautiful open spaces and close to the stunning Surrey Hills Area of Outstanding Natural Beauty, it's perfect for those who enjoy walking, cycling, and outdoor pursuits. The village itself boasts a welcoming community, with local pubs, independent shops, and nearby farm shops providing fresh local produce.

Families benefit from excellent schooling options in the area, including Send C of E Primary, Hoe Bridge, Ripley Court, and the renowned Guildford High School. Golf enthusiasts can take advantage of nearby courses such as Woking and Wisley Golf Clubs, while leisure opportunities extend to local tennis clubs, equestrian facilities, and scenic walking trails along the Wey Navigation.



Commuters will appreciate Send's excellent transport links, with Woking Station just a short drive away, offering direct trains to London Waterloo in under 30 minutes. Guildford, with its vibrant shopping, dining, and cultural scene, is also within easy reach. The prestigious town of Cobham, known for its boutiques and fine dining, is nearby, making Send an ideal location for those seeking a balance of rural charm and modern connectivity.



LUXURY SPECIFICATION

LUXURY KITCHENS

- Bespoke, hand-crafted kitchens with premium composite stone worktops and sleek upstands
- High-end Siemens appliances, including an eye-level multifunction oven, combination microwave, and an advanced induction air hob with built-in extractor
- Integrated fridge-freezer, dishwasher, and a stylish under-counter wine chiller for effortless entertaining
- Elegant undermount 1.5 bowl stainless steel sink with a contemporary lever mixer tap
- Thoughtfully positioned worktop-level power points and under-cabinet lighting for a flawless finish
- Multi-gang switch for ultimate appliance control

PRACTICAL & STYLISH UTILITY ROOM

- Dedicated space for freestanding washer and dryer for added convenience
- Stainless steel sink with mixer tap for practicality and durability

SOPHISTICATED BATHROOMS

- Designer-inspired white bathroom suites with sleek chrome fittings
- Luxurious vanity basins in the family bathroom and en-suites for a refined look
- Chrome heated towel rails (excluding cloakroom) to keep towels warm and cosy
- Thermostatically controlled showers for the perfect water temperature, every time
- Elegant mirrors in selected areas, complemented by high-quality tiling
- Shaver points in master and en-suite bathrooms for added practicality

ENERGY EFFICIENCY & COMFORT

- Gas-fired central heating with underfloor heating to the ground floor and radiators upstairs for year-round comfort
- Multi-zone thermostat control for tailored temperature settings
- High-performance UPVC double-glazed windows and doors for superior insulation
- Cutting-edge Mechanical Ventilation with Heat Recovery (MVHR) system for enhanced air quality and energy efficiency

SEAMLESS CONNECTIVITY

- Master telecom socket conveniently placed in the hall or cupboard
- TV/FM/Data points (CAT6) in all habitable rooms for effortless connectivity
- Pre-installed aerial and Sky dish wiring for easy entertainment setup (dish to be provided by customer)
- Telephone points in the living room and master bedroom
- TV points throughout for flexible entertainment options





LUXURY SPECIFICATION

ELEGANT DOORS & JOINERY

- Contemporary Oak veneered internal doors for a sophisticated touch
- Stylish chrome door furniture to complement the modern aesthetic
- Crisp white painted moulded skirtings and architraves for a refined finish

LIGHTING & ELECTRICS

- Brushed steel switches for a premium feel, with sleek white finishes elsewhere
- Low-energy downlighters in hallways, kitchens, and bathrooms for an ambient glow
- Efficient extractor fans in bathrooms and kitchen for ventilation and freshness

FINISHING TOUCHES

- Premium tiled flooring in all bathrooms for a sleek, practical finish
- Expansive bi-fold patio doors to seamlessly blend indoor and outdoor living
- Smooth matt emulsion to walls and ceilings for a contemporary, polished look
- Statement timber staircase with an Oak handrail, newel post, and striking glass balustrade
- Built-in wardrobes in Bedrooms 1 & 2 for effortless storage and style

BEAUTIFULLY LANDSCAPED EXTERIORS

- Professionally landscaped front garden and turfed rear garden for a picture-perfect setting
- Close-board timber fencing to rear gardens for privacy and security
- Elegant patio area, perfect for outdoor dining and entertaining
- Exterior lighting to the front and rear for added ambiance and security
- Outdoor tap and electric socket for ultimate convenience

ADVANCED SECURITY & PEACE OF MIND

- 10-year NHBC Buildmark Warranty for total reassurance
- Mains-fed smoke and carbon monoxide detectors for enhanced safety
- High-security locking system on all external doors
- Secure, lockable windows (excluding escape windows) for added protection
- Professionally installed security alarm system for peace of mind
- Traditional front doorbell for a welcoming touch

ESSENTIAL SERVICES

- Fully connected to electricity, mains water, gas, and sewerage





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