



Woodhill Cottage, Woodhill, Send, Woking, Surrey, GU23 7JP      Asking Price £1,250,000

# Woodhill Cottage, Woodhill, Send, Woking, Surrey, GU23 7JP

Dating back to the 19th century, Woodhill Cottage has been lovingly cared for and thoughtfully upgraded by our clients over the past three decades. Encompassed by open countryside, this property boasts meticulously manicured grounds, impeccable interior condition, and is situated in one of Send village's most sought-after rural locales.

## Ground Floor:

The ground floor presents a splendid kitchen/dining room adorned with an array of wall and base level units, complete with sleek work surfaces and ample space for appliances. A generously sized reception room, which overlooks and opens up to the garden, provides an ideal space for entertaining and leads to a terrace. The kitchen and aforementioned reception room seamlessly connect to a cozy sitting room with log burner, which in turn leads to a scullery equipped with a downstairs shower room and WC.

## First Floor:

The first floor can be accessed from either end of the property, leading to four bedrooms. The master bedroom benefits from an updated en-suite shower room, while the remaining bedrooms are serviced by a stylish family bathroom.

## External Features:

Surrounding the property, meticulously maintained gardens envelop the landscape, along with additional land that our clients acquired during their ownership, featuring a variety of fruit trees. The primary rear garden boasts an assortment of flower beds, bordered by neatly trimmed hedges, and showcases a magnificent tulip tree, a rare gem in itself. A spacious driveway runs alongside the house, leading to a detached garage with a rear workshop, offering ample storage solutions for ride-on mowers and gardening tools. The driveway has been recently upgraded with resin bonding for a polished finish.

Council Tax Band G - £3696.03

Freehold

- 19th century detached house
- Encompassed by rolling countryside
- Four bedrooms with en-suite to master
- Spacious kitchen/dining room
- Two reception rooms
- 2/3 acre garden
- Detached garage and workshop
- Sought after rural location



# Floorplan

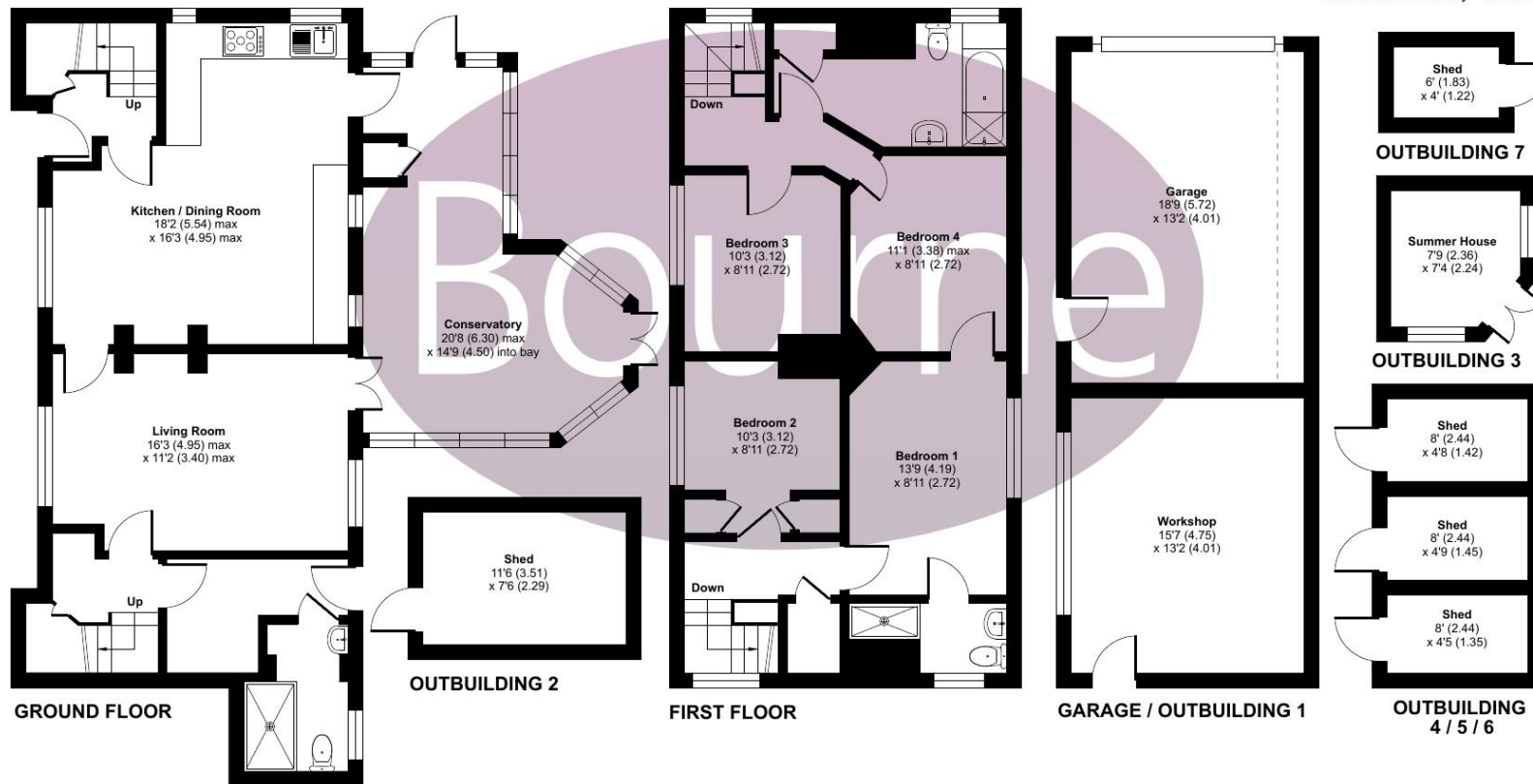
## Woodhill, Send, Woking, GU23

Approximate Area = 1561 sq ft / 145 sq m  
 Limited Use Area(s) = 28 sq ft / 2.6 sq m  
 Garage = 219 sq ft / 20.3 sq m  
 Outbuilding = 478 sq ft / 44.4 sq m  
 Total = 2286 sq ft / 212.3 sq m

For identification only - Not to scale



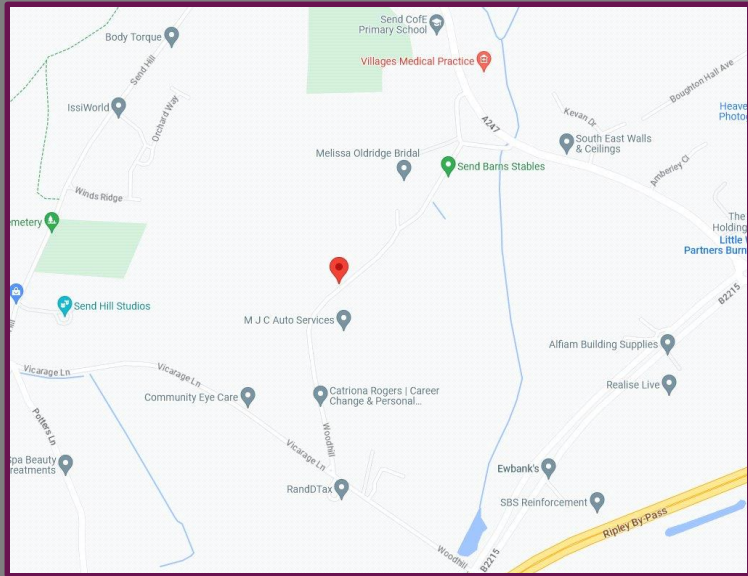
Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1032931

# Location

Send village is close to open countryside which is ideal for walking and outdoor pursuits. There are both infant and primary schools in the village with excellent Secondary schools nearby. The area has excellent road and rail connections with the A3 and Junction 10 of the M25 being within close proximity. Nearby Woking station offers regular service to London Waterloo with trains approximately every 7 minutes and a journey time of around 26 minutes.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	40	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

WOKING: 36 Commercial Way, Woking, Surrey, GU21 6EN

Tel: 01483 722244 | Email: woking@bourneestateagents.com

Web: www.Bourneestateagents.com