



**SEND**  
**£550,000**

**Tucked away in the heart of Send Village, this outstanding semi-detached period cottage enjoys a peaceful setting while being ideally positioned for local amenities and countryside walks.**

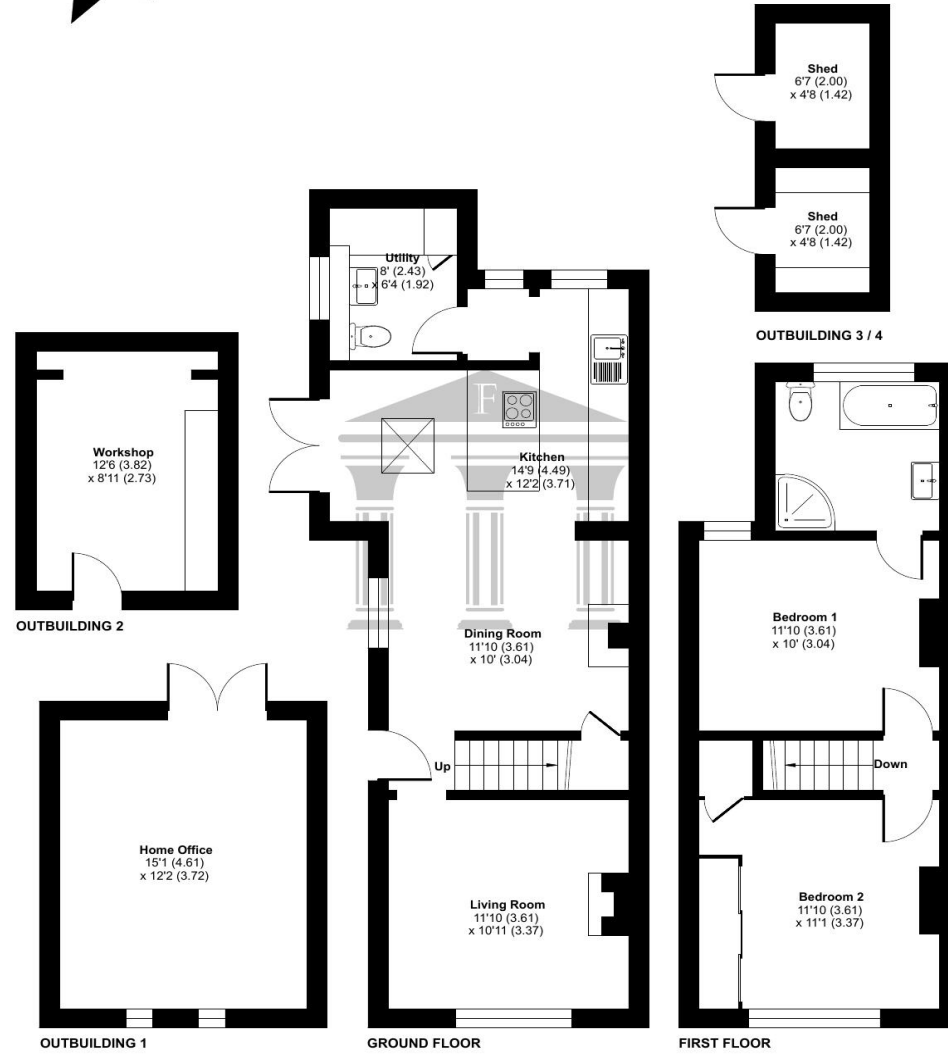
# Tannery Lane, Send, Woking, GU23

Approximate Area = 866 sq ft / 80.4 sq m

Outbuilding = 359 sq ft / 33.3 sq m

Total = 1225 sq ft / 113.7 sq m

For identification only - Not to scale



## Valentine Cottages, Tannery Lane, Send, Woking, Surrey, GU23

- Outstanding semi-detached period cottage
- Beautifully presented with character features throughout
- Two reception rooms
- Open plan kitchen
- Two double bedrooms
- Two Bathrooms
- Detached garden room/home office
- Driveway parking

Tucked away in the heart of Send Village, this outstanding semi-detached period cottage enjoys a peaceful setting while being ideally positioned for local amenities and countryside walks. Beautifully presented throughout, the property seamlessly blends character features with tasteful modern enhancements, creating a warm and inviting home of considerable charm.

The ground floor offers two separate reception rooms, providing excellent versatility for both relaxed living and formal entertaining. At the heart of the home is a beautifully appointed open plan kitchen, complete with a central island and stylish finishes, forming a superb sociable space. A practical cloakroom and utility room further complement the ground floor accommodation. Upstairs, there are two generously proportioned double bedrooms, both finished to a high standard. The principal bedroom benefits from a well-designed en-suite bathroom, adding a touch of luxury to this delightful home.

Externally, the property continues to impress. To the front, a driveway provides off-street parking for two cars, while to the rear lies a large, mature and secluded garden, offering an exceptional sense of privacy. A standout feature is the impressive detached home office/garden room, ideal for those working from home or seeking a creative retreat.

Located in the idyllic village of Send, this property benefits from a perfect balance between serene countryside surroundings and convenient transport links. The village is well-connected by both road and rail, with West Clandon Station just a short distance away, providing easy access to various destinations. Commuters will appreciate the proximity of the A3 and M25, ensuring effortless travel to neighbouring areas. For those commuting to London, Woking Mainline Station offers frequent train services to London Waterloo, with trains running approximately every 7 minutes and a travel time of around 23 minutes. Send Village Centre caters to everyday needs, with local shops for convenient shopping, a recreation ground for outdoor activities, and a local primary school for families. The village also boasts a modern medical centre and pharmacy. Furthermore, the presence of two pubs, including one situated on the picturesque Wey Navigation Canal, adds charm and socialising opportunities to the local community. With its prime location and an array of amenities, Send Village offers a desirable lifestyle for residents seeking a peaceful yet well-connected setting.

Council Tax Band E - EPC Rating D - Tenure: Freehold

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.



