CURCHODS

# Ranelagh, Boughton Hall Avenue

Send, Woking, Surrey, GU23 7DE

**5 Bedrooms | 3 Bathrooms | 2 Reception Rooms**

## Asking Price £1,800,000

Freehold

An absolutely stunning family home of exceptional design and finish that is flooded with natural light and which sits in a fabulous, south facing setting in one of the most sought after private roads in the area.  Ranelagh is a beautifully designed family home that has been thoughtfully arranged and finished with huge attention to detail. Exceptionally well proportioned rooms flooded with natural light with many of the principal rooms overlooking the delightful, and expansive south facing garden.

**EPC C | Council Tax Band F**

# Key Features

- A stunning family home in a delightful setting
- Beautifully designed and superbly finished
- Immensely light and well-proportioned throughout
- Fabulous kitchen dining room and sitting room leading onto the terrace
- Underfloor heating in principle living space and bathrooms
- Oak flooring and Amtico flooring on ground floor
- Five double bedrooms and three bathrooms
- Delightful, south facing garden
- Within easy reach of Ripley village
- A short drive from both Woking and Guildford

# Additional Information

We are informed by the client that the property benefits from mains water, drainage, electricity and gas.

# Location

Boughton Hall Avenue is situated near Ripley and is one of the most sought after private roads in the area. Just a short drive from the house is the centre of the village which has a collection of interesting shops, cafes and restaurants as well as one of the largest village greens in England, also home to Ripley Cricket Club.

A short drive in the other direction will take you into the beautiful County Town of Guildford with its historic cobbled High Street that is lined with period buildings and which at the far end looks out over the green hills that surround the town. By contrast Woking is a far more contemporary centre that is undergoing something of a transformation currently and which has what is widely regarded as one of the best commuting stations that can be found in the South-East, with trains running into Waterloo in about 25 minutes. Both Woking and Guildford have excellent theatres and multiscreen cinemas while nearby there are various highly regarded golf clubs as well as health and fitness clubs. Also just a short drive through Clandon is the stunning scenery of Newlands Corner and on from here into the Surrey Hills - an area of outstanding natural beauty.

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Approximate Gross Internal Area = 245.8 sq m / 2646 sq ft
Garage = 31.6 sq m / 340 sq ft
Total = 277.4 sq m / 2986 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID969729)

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