
Field Way
SEND




TUNSGATE



DISTINCTION in DESIGN

Tungate Group are luxury property developers based in Surrey. We create bespoke homes with timeless interiors and pioneering design for opulent living.

Our passion for quality and design underpins all our work. Tungate Homes are created with care and expertise, and we are proud of our exceptional attention to detail.

All our developments are bespoke and complement the surrounding environment. We have a commitment to creating sustainable communities and green living.

Our continued success is, ultimately, not just down to the quality of our homes but to the satisfaction of our buyers.

Tungate Homes are committed to putting our clients first by building stunning houses in aspirational locations.

www.tungatehomes.co.uk



Welcome to Send parish, tucked away in the beautiful Surrey Countryside



Field Way is Tungate Homes' newest development set in the beautiful parish of Send. Bordered by the River Wey, this quaint village is surrounded by rolling countryside. The Surrey Hills are protected as an Area of Outstanding Natural Beauty. It is no surprise that this area was ranked as one of the best places to live in the South East by The Sunday Times in 2021.

Send village offers a range of amenities and has something for everyone. Highlights include two local pubs, stunning rural pathways, dog walking, and playgrounds at the local recreation ground.

Just a short drive away are the famous RHS Gardens in Wisley. There are two excellent golf courses within a short distance, or you can join the local Papercourt Sailing Club. In the village there is a convenient Little Waitrose, and Guildford High Street is just 6 miles away. Clandon station is a 5 minute drive away with trains running regularly into London.

The nearby village of Ripley offers a garden centre and a local farm shop for your organic produce. The High Street has boutique art galleries, cafes and restaurants. Whether it is a cream tea, take away or Michelin Star dining you are looking for, it is all within minutes of Field Way.

Field Way is perfectly positioned to enjoy the benefits of country living together with the convenience of amenities. Stunning scenery, market towns and wildlife make Guildford a desirable place to call home.



Field Way

SEND

Field Way is a beautiful collection of 9, two/three and four bedroom bespoke family homes. Situated in the charming Surrey village of Send, this tranquil development offers a unique quality of life. Picturesque rolling hills and close to thriving market towns, together with the benefit of easy access to London. Cobham and Guildford are just a short distance away giving Field Way that rare balance of convenience and country life.

This new development has been expertly crafted by Tunsgate Homes. These traditional homes offer attractive external elevations providing kerb appeal and fit beautifully into the pretty street.

All the homes provide flexible living for both a growing family or alternatively as a perfect downsize. The ground floors offer light filled kitchen/breakfast/living areas, as well as formal living rooms which provide a peaceful retreat for those cosy evenings. There is flexibility to create a designated study space - perfect for working from the comfort of your home.

The first floor has been carefully laid out, with a luxurious twist. All homes offer an exclusive master bedroom suite, together with a generous family bathroom. Fitted wardrobes and spacious storage are standard in all of the houses. The good sized, well-proportioned bedrooms provide an abundance of space for all the family.

Tunsgate Homes are dedicated to bespoke high quality design and build, transforming houses into homes.



Materials are carefully sourced and selected to complement our bespoke specification.

Specification

EXTERNAL

A selection of Multi Red or London Stock Bricks. The clay tiles or natural slate roofs offer a traditionally built home which is fully insulated.

LANDSCAPING

Granite paths with porcelain paved patios. Gardens are laid to lawn with planting throughout.

ENERGY EFFICIENCY

Excellent Thermal Insulation. Discrete Solar Panels integrated into the roof.

LIGHTING

Energy efficient LED downlighters and ceiling pendants.

FLOOR COVERINGS

The ground floor is covered with high quality porcelain flooring. Underfloor heating to ground floors and first floors. Luxury carpets to all main areas.

KITCHEN

Handmade kitchens with quartz stone worktops. Integrated quality German appliances.

BATHROOMS

Luxury and individually designed to maximize space. Sanitaryware by Duravit with Grohe fittings. Heated towel radiators in every bathroom.

HEATING

Central heating is provided by gas fired boilers. Thermostatically controlled underfloor heating set in concrete floors on ground and first floors.

WINDOWS & DOORS

Bespoke double glazed and energy efficient traditional casement windows. Bespoke doors by Arden Windows finished to a high standard with a resilient factory finished paint.

WOODWORK & CORNICING

Traditional timber moldings for skirtings and architrave complemented by decorative plaster cornices.

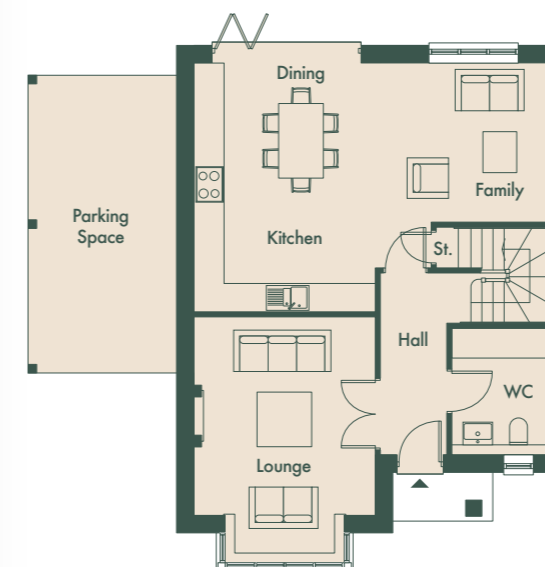
HOME AUTOMATION & SECURITY

Fibre Optic BT connections. Pre-wired for an integrated alarm system with remote monitoring capability.

A detached four bedroom property, with two bathrooms and car port.

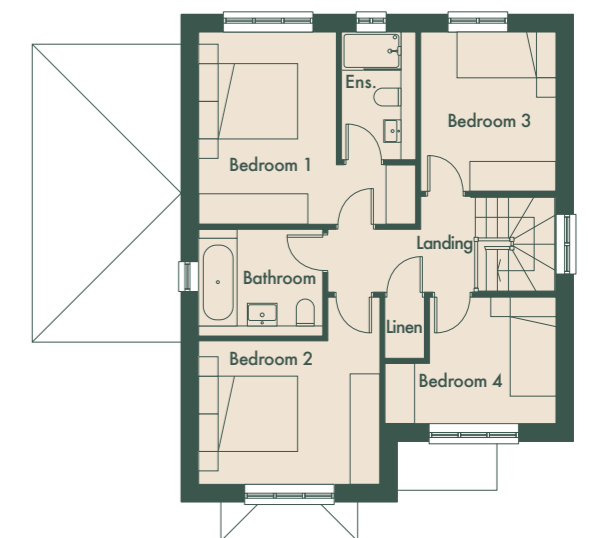


GROUND FLOOR



Kitchen/Dining	7.21m x 5.01m
Lounge	3.65m x 4.00m
WC	2.00m x 2.56m

FIRST FLOOR



Bedroom 1	4.38m x 3.87m
Ensuite	1.50m x 2.57m
Bedroom 2	3.65m x 3.77m
Bedroom 3	2.73m x 3.21m
Bedroom 4	3.45m x 2.55m
Bathroom	2.50m x 2.15m



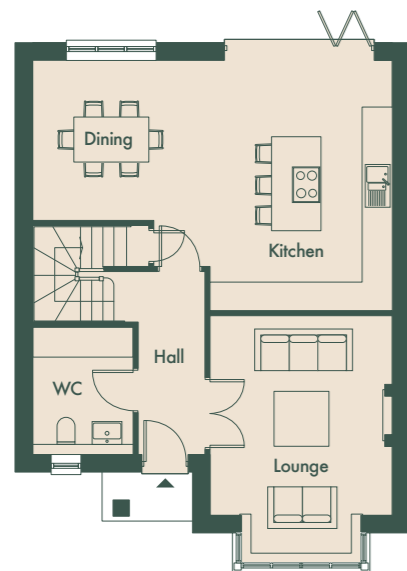
No. Two

A detached four bedroom property, with two bathrooms and car port.

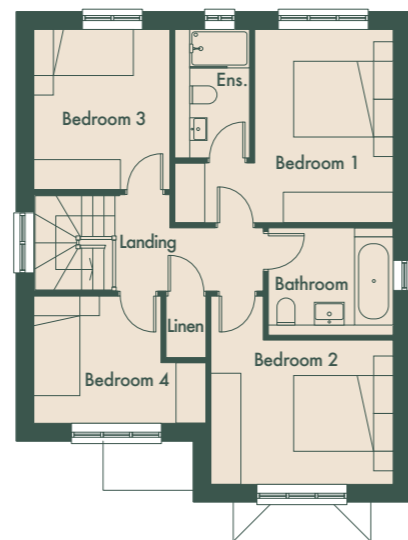


GROUND FLOOR

FIRST FLOOR



Kitchen/Dining	7.21m x 5.01m
Lounge	3.65m x 4.00m
WC	2.00m x 2.56m



Bedroom 1	4.38m x 3.87m
Ensuite	1.50m x 2.57m
Bedroom 2	3.65m x 3.77m
Bedroom 3	2.73m x 3.21m
Bedroom 4	3.45m x 2.55m
Bathroom	2.50m x 2.15m

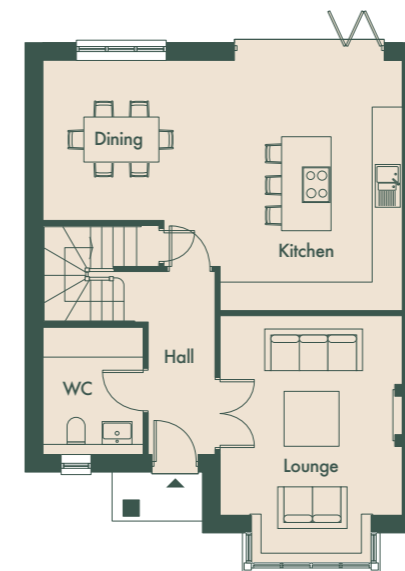
No. Three

A detached four bedroom property, with two bathrooms and car port.

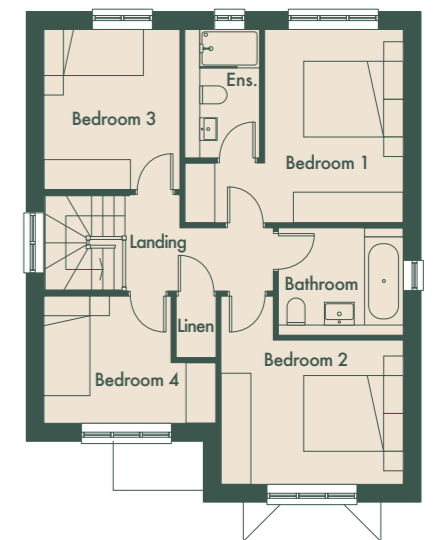


GROUND FLOOR

FIRST FLOOR



Kitchen/Dining	7.21m x 5.01m
Lounge	3.65m x 4.00m
WC	2.00m x 2.56m



Bedroom 1	4.38m x 3.87m
Ensuite	1.50m x 2.57m
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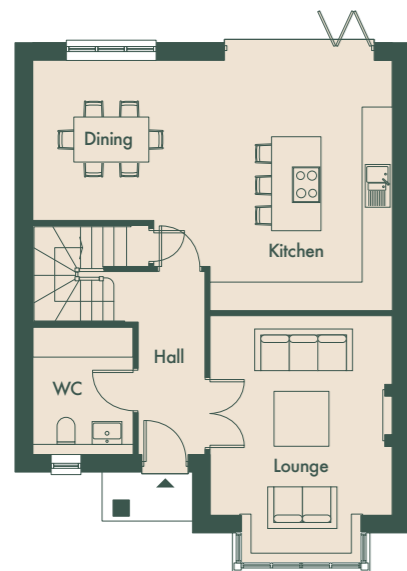
No. Four

A detached four bedroom property, with two bathrooms and car port.

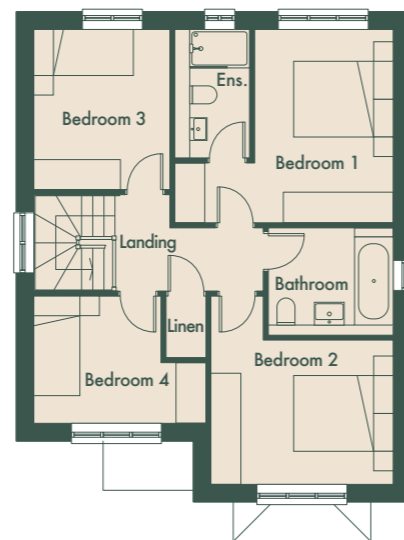


GROUND FLOOR

FIRST FLOOR



Kitchen/Dining	7.21m x 5.01m
Lounge	3.65m x 4.00m
WC	2.00m x 2.56m



Bedroom 1	4.38m x 3.87m
Ensuite	1.50m x 2.57m
Bedroom 2	3.65m x 3.77m
Bedroom 3	2.73m x 3.21m
Bedroom 4	3.45m x 2.55m
Bathroom	2.50m x 2.15m



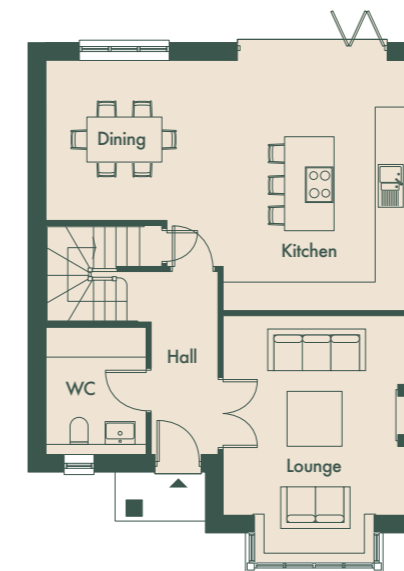
No. Seven

A detached four bedroom property, with two bathrooms and car port.

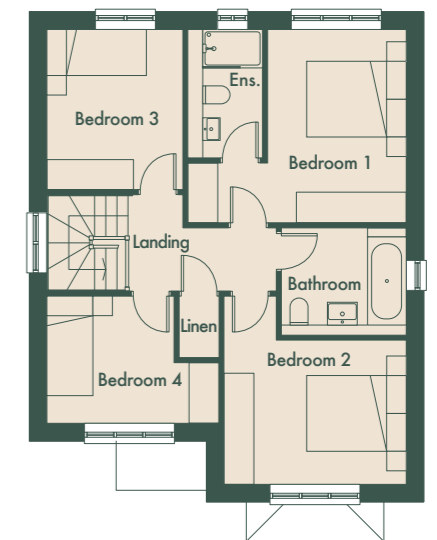


GROUND FLOOR

FIRST FLOOR



Kitchen/Dining	7.21m x 5.01m
Lounge	3.65m x 4.00m
WC	2.00m x 2.56m



Bedroom 1	4.38m x 3.87m
Ensuite	1.50m x 2.57m
Bedroom 2	3.65m x 3.77m
Bedroom 3	2.73m x 3.21m
Bedroom 4	3.45m x 2.55m
Bathroom	2.50m x 2.15m



Five
& Six

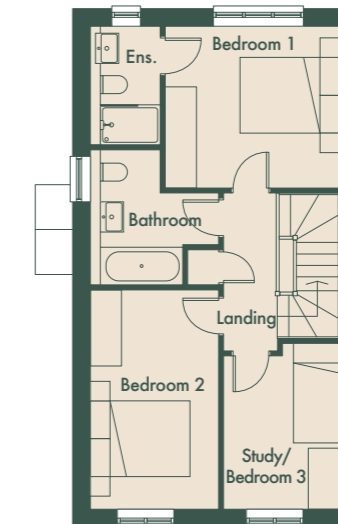
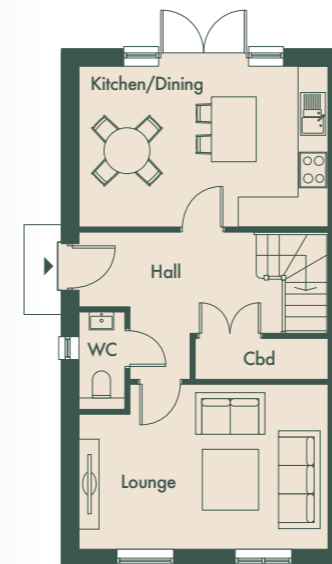


No. Five

A semi detached two bedroom property, with two bathrooms, study/third bedroom and car port.

GROUND FLOOR

FIRST FLOOR



GROUND FLOOR

Kitchen/Dining	5.00m x 3.22m
Lounge	5.00m x 3.31m
WC	0.92m x 1.95m

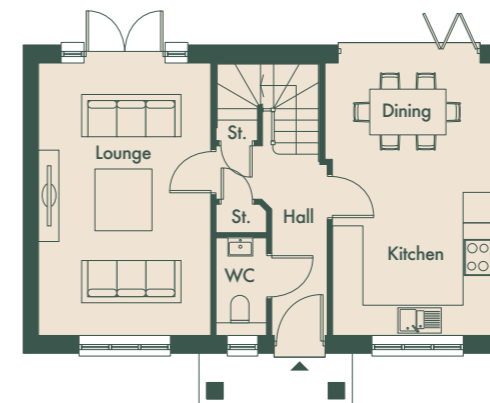
FIRST FLOOR

Bedroom 1	3.49m x 3.24m
Ensuite	1.40m x 2.38m
Bedroom 2	2.57m x 4.39m
Study/Bedroom 3	2.32m x 3.32m
Bathroom	2.57m x 2.71m

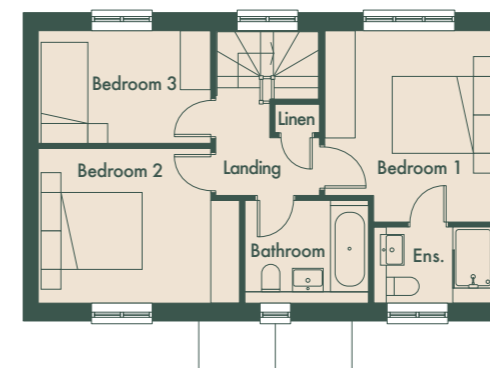
No. Six

A semi detached two bedroom property, with two bathrooms, study/third bedroom and car port.

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen/Dining	3.18m x 5.38m
Lounge	3.40m x 5.38m
WC	1.00m x 1.93m

FIRST FLOOR

Bedroom 1	3.33m x 3.77m
Ensuite	2.36m x 1.50m
Bedroom 2	3.98m x 3.05m
Study/Bedroom 3	3.40m x 2.22m
Bathroom	2.43m x 2.03m

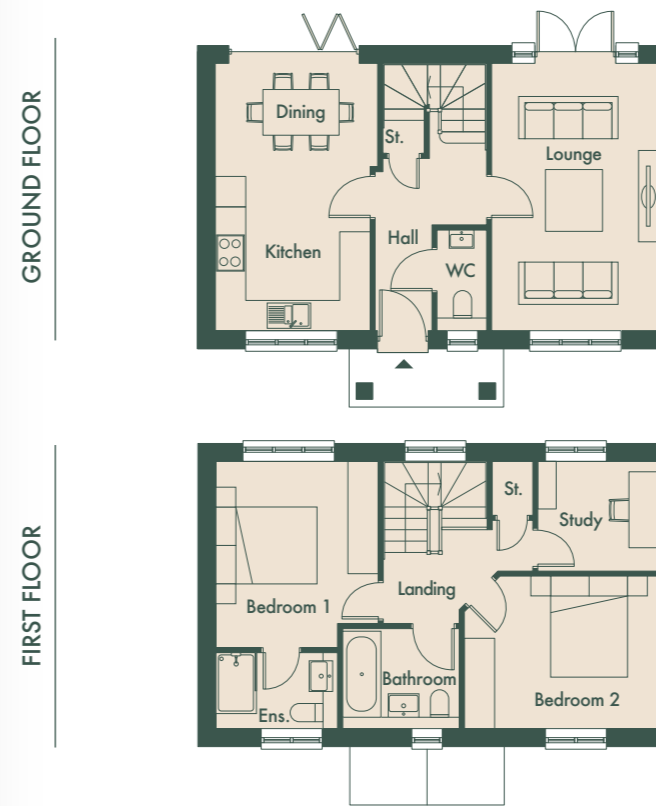


Eight & Nine



No. Eight

A semi detached two bedroom property, with two bathrooms, study/third bedroom and car port.



GROUND FLOOR

Kitchen/Dining	3.06m x 5.27m
Lounge	3.30m x 5.27m
WC	0.98m x 1.99m

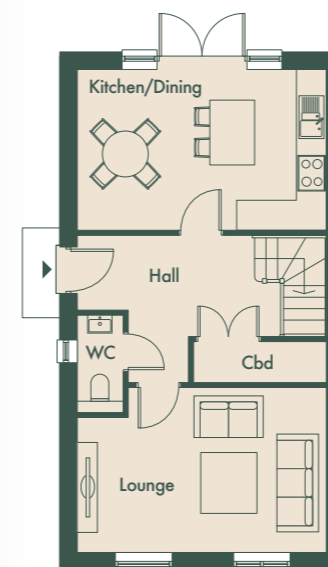
FIRST FLOOR

Bedroom 1	3.20m x 3.67m
Ensuite	2.40m x 1.50m
Bedroom 2	3.85m x 3.01m
Study/Bedroom 3	2.40m x 2.16m
Bathroom	2.29m x 1.97m

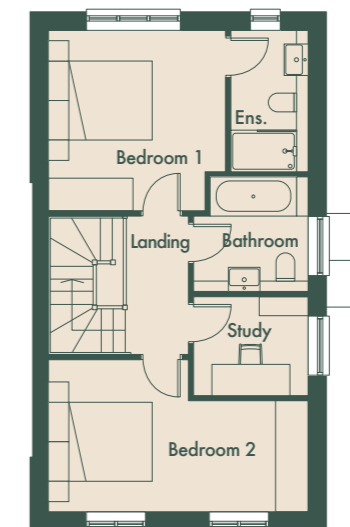
No. Nine

A semi detached two bedroom property, with two bathrooms, study/third bedroom and car port.

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen/Dining	4.99m x 3.47m
Lounge	4.99m x 2.92m
WC	2.00m x 1.00m

FIRST FLOOR

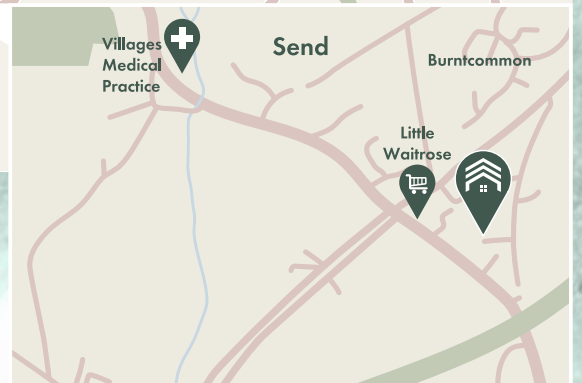
Bedroom 1	3.40m x 3.47m
Ensuite	1.49m x 2.72m
Bedroom 2	4.99m x 2.93m
Study/Bedroom 3	2.20m x 1.90m
Bathroom	2.20m x 2.20m



Location



PLEASE NOTE: All dimensions given in this sales brochure are approximate. Please be advised there is construction tolerance of 5%. Every effort will be made to achieve the shown dimensions on the layout; however, dimensions may vary by +/- 5%. Computer Generated Images (CGI) shown throughout sales brochure are indicative only.



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