



## Gatehurst Pett Road, Pett, TN35 4HG

A FIVE BEDROOM, FOUR RECEPTION ROOM DETACHED GRADE II LISTED PERIOD HOUSE ON TWO THIRDS OF AN ACRE PLOT IN THIS SOUGHT AFTER VILLAGE LOCATION CLOSE TO LOCAL COUNTRYSIDE & COASTAL WALKS, TWO VILLAGE PUBS AND THE BEACH AT PETT LEVEL. THERE IS ALSO A 1,195sq ft BARN, WORKSHOP, GARAGE & PARKING, AN ORCHARD, LARGE CELLAR AND BEAUTIFULLY PRESENTED WALL ENCLOSED SOUTH FACING GARDENS.

Gatehurst is set back from Pett Road in this idyllic location with the property offering immense charm & character throughout and providing versatile accommodation to include an impressive reception hall, four further ground floor reception rooms, a cloaks/boot room, a separate utility room and a 16'8 x 16'5 kitchen/breakfast room with central island & vaulted ceiling. To the first floor there are five double bedrooms with an en-suite bathroom & walk-in wardrobe to the main bedroom, a family bathroom and access to the 784sq ft attic which could provide additional accommodation, subject to necessary consents.

Outside, the gardens surround the property with an attractive stone outbuilding overlooking the orchard and the gardens are a particular feature bounded by stunning walls and established shrubs & trees. There is ample parking to the side and further benefits include exposed beams, stunning fireplaces, internal latched doors and viewing is considered essential to appreciate this stunning period home with Sole agent, Charles & Co.

Price £1,650,000



# Gatehurst Pett Road, Pett, TN35 4HG



- Detached 17th Century Grade II House • Five Bedrooms, Four Reception Rooms • Character, Beams & Fireplaces
- 16'8 x 16'5 Kitchen with Central Island • Two Bathrooms, Utility & Cellar • Overall Plot of approx. 0.65 acre
- Private Parking & Garaging • Large Barn of approx. 1,195 sq ft • South Facing Gardens & Orchard
- Favoured Pett Village Location

## Reception Hall

## Drawing Room

15'11 x 15'6 (4.85m x 4.72m)

## Sitting Room

18'9 x 12'2 (5.72m x 3.71m)

## Family Room

14'6 x 10'5 (4.42m x 3.18m)

## Study/Library

13'11 x 12'7 (4.24m x 3.84m)

## Kitchen/Breakfast Room

16'8 x 16'5 (5.08m x 5.00m)

## Cloaks/Boot Room

## Utility Room/W.C

## Inner Hallway

## Cellar

## First Floor Galleried Landing

## Bedroom One

16'6 x 15'4 (5.03m x 4.67m)

## En-Suite Bathroom

## Bedroom Five

12'2 x 11'1 (3.71m x 3.38m)

## Inner Landing

## Bedroom Two

14'8 x 14'4 (4.47m x 4.37m)

## Bedroom Three

14'8 x 13'6 (4.47m x 4.11m)

## Bedroom Four

14'7 x 12'5 max (4.45m x 3.78m max)

## Family Bathroom/W.C

## Full Width Attic

## Outside

## Driveway

## Barn & Garage

## Front & Side Gardens

## Stone Barn

## Orchard

## Rear Gardens









# Floor Plan



TOTAL FLOOR AREA : 3563sq.ft. (331.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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