



## Meads Pett Road, Pett, TN35 4HG

A WELL PRESENTED THREE BEDROOM, TWO RECEPTION ROOM DETACHED HOUSE, OCCUPYING A LARGE PLOT WITH GARDENS EXTENDING TO APPROXIMATELY ONE THIRD OF AN ACRE IN THIS FAVOURED VILLAGE SETTING WITH A STUNNING SOUTH FACING GARDEN BACKING ONTO OPEN FARMLAND & COUNTRYSIDE WITH VIEWS TOWARDS FAIRLIGHT & PETT LEVEL. THE PROPERTY IS CONSIDERED IDEAL FOR THE KEEN GARDENER AND MUST BE VIEWED TO BE APPRECIATED.

Meads was built in 1934 and provides comfortable living accommodation arranged over two floors to include a dual aspect living room with feature fireplace, an adjoining double glazed conservatory and there is also a separate dual aspect dining room as well as a modern fitted kitchen with built-in appliances and a separate downstairs cloakroom/w.c. From the first floor galleried landing each of the three bedrooms enjoy views over the gardens and adjoining countryside and there is also a contemporary family bathroom/w.c with a separate walk-in double shower cubicle.

Outside, there is a sweeping driveway providing off road parking to the front & side of the property and there is also a detached garage. The gardens are a particular feature and surround the house to all four sides with a variety of established flowers, shrubs & trees as well as a vegetable garden and a small covered well with submersible pump. The plot is level and faces south to the rear and the current owners have created beautiful gardens including formal areas of lawn, patio & sweeping paths making this perfect for entertaining. There are also two good village pubs close by as well as local countryside & woodland walks with the beach at Pett Level. Viewing is considered essential with Sole agent, Charles & Co.

Price £850,000



## Meads Pett Road, Pett, TN35 4HG



- Attractive 1930's Detached House
- Three Bedrooms, Two Receptions
- Family Bath/Shower Room
- Backing onto Open Fields
- Favoured Pett Village Location
- Rear Double Glazed Conservatory
- Driveway & Detached Garage
- Stunning South Facing Gardens
- Kitchen with Built-in Appliances
- Perfect for the keen gardener

### Entrance Lobby

### Dining Room

14'4 x 10'11 (4.37m x 3.33m)

### Inner Hall

11'2 x 6'5 (3.40m x 1.96m)

### Living Room

15'0 x 12'5 (4.57m x 3.78m)

### Conservatory

11'1 x 8'6 (3.38m x 2.59m)

### Kitchen

13'5 x 9'0 (4.09m x 2.74m)

### Outer Lobby

### Downstairs Cloakroom/W.C

### First Floor Galleried Landing

### Bedroom One

15'4 x 12'8 (4.67m x 3.86m)

### Bedroom Two

14'6 x 11'2 (4.42m x 3.40m)

### Bedroom Three

9'0 x 8'10 (2.74m x 2.69m)

### Bath/Shower Room

8'10 x 8'10 (2.69m x 2.69m)

### Outside

### Driveway

### Front Garden

### Detached Garage

18'0 x 9'0 (5.49m x 2.74m)

### Rear Gardens

60 x 115 (18.29m x 35.05m)







Floor Plan



TOTAL FLOOR AREA : 1300sq.ft. (120.8 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.

Made with Metropix ©2024



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		