



## Horringer Pett Road, Pett, TN35 4HE

A DECEPTIVELY SPACIOUS & WELL PRESENTED FOUR BEDROOM, THREE RECEPTION ROOM DETACHED FAMILY HOUSE, SITUATED IN THE SOUGHT AFTER VILLAGE OF PETT CLOSE TO LOCAL COUNTRYSIDE WALKS AS WELL AS GUESTLING WOOD AND PETT LEVEL BEACH.

This stunning 1950's family home provides versatile accommodation arranged over three floors to include a dual aspect living room with feature fireplace and wood burner, an adjoining 14'0 x 13'3 conservatory overlooking the rear gardens and a separate dining room which opens up into the kitchen/breakfast room and rear garden room. There is also a downstairs cloakroom/w.c. and a utility/hobby room with direct access into The Studio. To the first floor, there are three bedrooms with a walk-in wardrobe and an en-suite shower room to the main bedroom. There is also a family bathroom/w.c. with spa/shower bath and a particular feature is the galleried half landing which looks out over the rear gardens, perfect for those wanting a quiet reading space with a view.

In addition, there is further accommodation to the second floor including a double bedroom and an adjoining lounge/snug with both rooms enjoying views to the rear. Furthermore, the 26'8 x 8'3 Studio has wonderful potential and also has its own shower room/w.c. Outside, there is an enclosed front garden with ample gated parking and the 100ft deep x 60ft wide patio and lawned rear gardens also include a garden store shed, summerhouse and an attractive seating area surrounded by Wisteria. Further benefits include gas fired central heating, double glazing and early viewing is encouraged with Charles & Co. to appreciate this spacious and wonderful village home.

Price £875,000

# Horringer Pett Road, Pett, TN35 4HE



- Spacious Detached Family House
- Favoured Pett Village
- Impressive 26'4 Rear Studio
- Views to Rear over Countryside
- Four Double Bedrooms
- 14'0 x 13'3 Conservatory
- Family Bathroom & En-Suite
- Three Reception Rooms
- Open Plan Kitchen/Dining Room
- Large Driveway & 100ft Gardens

## Entrance Porch

8'5 x 5'0 (2.57m x 1.52m)

## Reception Hall

17'9 x 6'0 (5.41m x 1.83m)

## Downstairs Cloakroom/W.C

## Living Room

15'10 x 15'0 (4.83m x 4.57m)

## Conservatory

14'0 x 13'3 (4.27m x 4.04m)

## Dining Room

15'5 x 10'0 (4.70m x 3.05m)

## Kitchen/Breakfast Room

16'10 x 10'0 (5.13m x 3.05m)

## Garden Room

12'11 x 7'2 (3.94m x 2.18m)

## Utility/Hobby Room

12'9 x 9'10 (3.89m x 3.00m)

## The Studio

26'4 x 8'3 (8.03m x 2.51m)

## Galleried Half Landing

8'0 x 6'0 (2.44m x 1.83m)

## First Floor Landing

## Bedroom One

14'1 x 9'4 (4.29m x 2.84m)

## Walk-in Wardrobe

## En-Suite Shower Room

8'2 x 5'0 (2.49m x 1.52m)

## Bedroom Two

11'2 x 11'0 (3.40m x 3.35m)

## Bedroom Three/Study

11'0 x 9'4 (3.35m x 2.84m)

## Family Bathroom/W.C

8'0 x 7'6 (2.44m x 2.29m)

## Second Floor

## Attic Room/Snug

11'11 x 9'9 (3.63m x 2.97m)

## Bedroom Four

10'10 x 9'9 (3.30m x 2.97m)

## Outside

## Front Garden

## Driveway

## Rear Garden

100'0 x 60'0 (30.48m x 18.29m)







# Floor Plan



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC