









# 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.

# 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 Bahtroom & 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)

















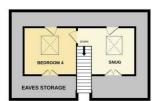




# Floor Plan

GROUND FLOOR 1403 sq.ft. (130.3 sq.m.) approx. 1ST FLOOR 648 sq.ft. (60.2 sq.m.) approx. 2ND FLOOR 513 sq.ft. (47.7 sq.m.) approx.





TOTAL FLOOR AREA: 2564 sq.ft. (238.2 sq.m.) approx. 
empt has been made to ensure the accuracy of the floorplan contained here, measurement 
wer, croms and any other items are approximate and no responsibility is taken for any enrysis-statement. This plan is for illustrative purposes only and should be used as such by any 
haaser. The services, systems and appliances shown have not been tested and no guarante 
as to their operability or efficiency can be given. 
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