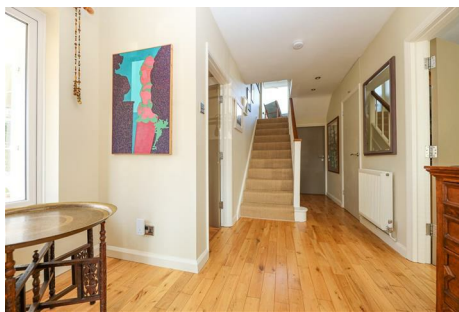




Horringer Pett Road, Pett, TN35 4HE

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 £825,000

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- 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



TOTAL FLOOR AREA : 2564 sq.ft. (238.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
England & Wales	EU Directive 2002/91/EC	