



Connells

Pendell Farm Pendell Road
Bletchingley



The Parlour offers a blend of traditional charm and modern comfort, set within a peaceful and desirable location, ideally suited to a range of buyers, from those seeking a full-time residence to those looking for a tranquil weekend escape.

Upon approach, the property immediately exudes charm, with its characterful exterior and quaint porch providing an inviting welcome. Once inside, the entrance porch opens into a warm and cosy sitting area-a perfect space to unwind. Rich in character and comfort, this room sets the tone for the rest of the cottage, offering a relaxed and homely feel.

To the left of the sitting room, the property opens into an open-plan kitchen and dining area. The kitchen is fitted with ample cabinetry and workspace ideal for home cooking, while the open plan dining space provides a sociable setting for entertaining guests or enjoying everyday meals.

Also located on the ground floor is a spacious double bedroom which benefits from its own fully tiled en-suite shower room. This thoughtful addition makes the layout particularly flexible and practical for those seeking single level living or for hosting guests in comfort.

A staircase from the main living area leads to the first floor, where its split-level introduces a shower room, serving the upper floor. Continuing to the top of the stairs, you arrive at the second double bedroom which features built-in cupboards for storage, along with access to the eaves-ideal for keeping the living areas clutter free.



Ground Floor

Porch

Living Room

13' 11" x 12' 10" (4.24m x 3.91m)

Kitchen/Diner

14' 6" x 8' 8" (4.42m x 2.64m)

Bedroom One

19' 5" Max x 19' Max (5.92m Max x 5.79m Max)

En-Suite Shower Room

8' 6" x 6' 1" (2.59m x 1.85m)

First Floor

Bedroom Two

12' 9" x 9' 3" Plus eaves storage (3.89m x 2.82m Plus eaves storage)

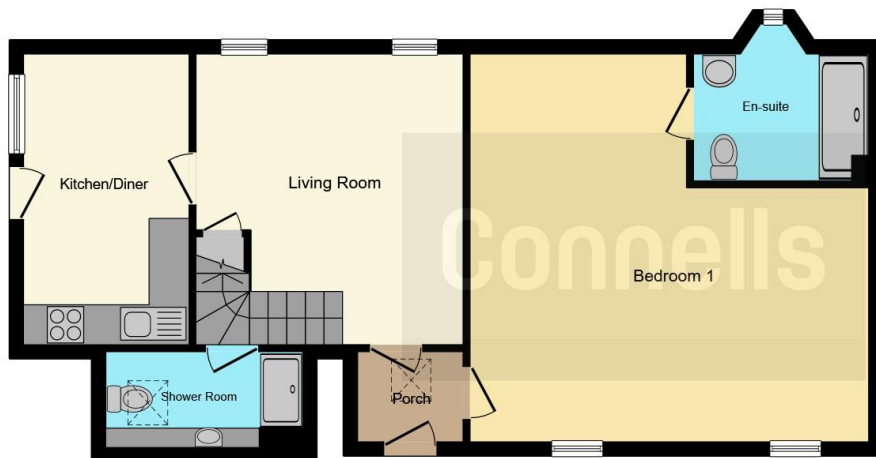
Shower Room

9' 7" x 4' 3" (2.92m x 1.30m)

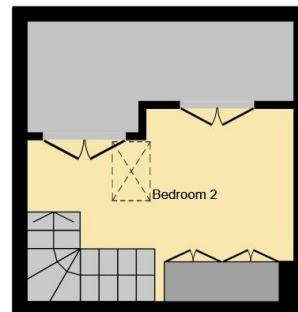
Outside

Parking

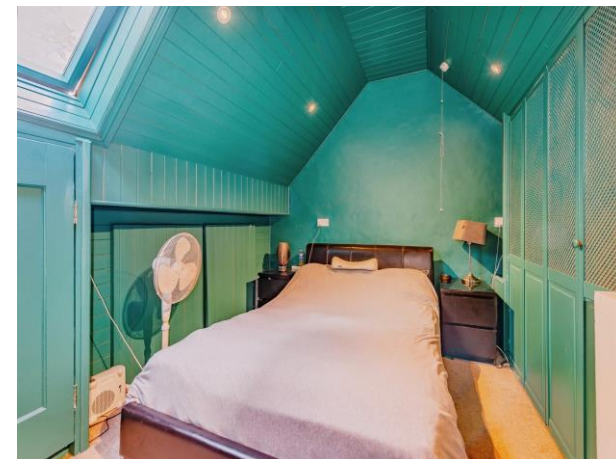




Ground Floor



First Floor



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Band: F

Tenure: Freehold

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