



Pendell Court Farm House
Pendell Road | Bletchingley | Surrey | RH1 4QH

STEP INSIDE

Pendell Court Farm House

FEATURES

- Six bedrooms
- Five bathrooms/shower room
- Dressing room
- Five reception rooms
- Kitchen/breakfast room
- Conservatory
- Study/office
- Separate annexe
- Front and rear walled gardens
- Additional land available by separate negotiation

A truly lovely family house with parts dating back to the 17th century (not listed). The house is to be found down a charming country track within a short walk of The Hawthorns School and surrounded by bridleways, footpaths and cycle paths.

The rooms which are arranged on three floors are large and well-proportioned with a fabulous family kitchen/breakfast room/conservatory leading directly to a rear walled garden. The second floor contains a separate one-bedroom apartment with its own kitchen/breakfast room, bathroom and sitting room leading onto a roof terrace. Outside there are two additional stone outbuildings including a small barn currently used as a craft workshop. Landscaped walled gardens provide several areas for seating and outdoor entertainment and include two ponds and a rill. Parking facilities comprise an oak framed two bay garage and log store with a wide gravel driveway providing parking for three further cars. Additional land immediately opposite the house may be available by separate negotiation.











STEP OUTSIDE

Pendell Court Farm House

The charming village of Bletchingley lies just over a mile away with two convenience stores, a post office, a tearoom and three excellent historic gastro pubs. There are fast rail connections from Merstham station two miles away with direct trains to London Victoria (35 mins), London Bridge (28 mins) as well as London Blackfriars and St Pancras. The larger town of Redhill is approximately three and a half miles and the vibrant town of Reigate with its excellent selection of shops, cafes and restaurants is approximately five miles away, whilst Gatwick airport is about eleven miles. There is an excellent variety of schools in both the state and private sectors including Hawthorns Prep (a short walk), Caterham School, Reigate Grammar and Woldingham School for Girls, along with village primary schools.

Merstham Station 2.0 miles

Redhill Station 3.7 miles

Oxted Station 7.6 miles

All distances and timings are approximate.

Council Tax: Band H

EPC Rating: Band F

Services

LPG for gas hob and gas fires

Mains Electricity

Mains Water Supply

Private Drainage

Heating: Air Source Heat Pump

Water Heating: Air Source Heat Pump

Covenants may apply to this property. Please speak to the agent/your conveyancer for more information.

Easements may apply to this property. Please speak to the agent/your conveyancer for more information.

VIEWINGS - By appointment only with Fine & Country Reigate & East Grinstead.

Please enquire and quote ARA250008



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