



## Pendragon Lodge Watermill Lane, Pett, TN35 4HY

A STUNNING AND DECEPTIVELY SPACIOUS FIVE BEDROOM, TWO RECEPTION ROOM DETACHED FAMILY HOUSE, OCCUPYING A LARGE CORNER PLOT WITHIN A QUIET LANE LOCATION IN PETT VILLAGE A SHORT WALK AWAY FROM THE BEAUTIFUL GUESTLING WOODS AS WELL AS LOCAL COUNTRYSIDE WALKS, PETT VILLAGE PUBS AND THE BEACH AT PETT LEVEL.

Pendragon Lodge dates back to around 1920 and was formally the village bakery. The property provides versatile accommodation over two floors to include an impressive 20'7 x 17'7 living room with feature fireplace and French doors leading out onto the rear gardens and an L-shaped kitchen/diner with fitted Aga Range cooker and integrated appliances. There is also a downstairs family room with wood burner which could be used as a home office, a downstairs cloakroom/w.c as well as a separate utility room. To the first floor there are five bedrooms (two with en-suites) and a family bathroom/w.c.

Outside, there is a large driveway which extends to two sides providing off road parking for several vehicles and a particular feature of the property is the 120ft x 55ft patio & lawned rear gardens which include a 17'0 x 12'0 summer house with vaulted ceiling and a separate workshop with adjoining garden room/office.

Further benefits include gas fired central heating (new boiler December 2024), upvc double glazing, exposed wooden flooring to the living room and there are views from the front looking out over adjoining fields. Viewing is strictly by appointment and recommended by Sole agent, Charles & Co. to appreciate this wonderful family home in such a tucked away village lane location.

Price £755,000

# Pendragon Lodge Watermill Lane, Pett, TN35 4HY



- Stunning Detached Family House
- Five Bedrooms, Two Receptions
- 20'7 x 17'7 Living Room
- Summer House & Workshops
- Favoured Pett Village Location
- Three Bathrooms (Two En-Suite)
- Driveway for Several Vehicles
- Close to Woodland Walks
- 21'5 x 17'7 Kitchen/Diner with Aga
- 120ft x 55ft Rear Garden

## Entrance Lobby

## Entrance Hall

## Living Room

20'7 x 17'7 (6.27m x 5.36m)

## Kitchen/Diner

21'5 x 17'7 max (6.53m x 5.36m max)

## Family Room

12'0 x 10'5 (3.66m x 3.18m)

## Utility Room

7'7 x 5'0 (2.31m x 1.52m)

## Downstairs Cloakroom/W.C

## First Floor Landing

## Bedroom One

14'9 x 11'3 (4.50m x 3.43m)

## En-Suite Bathroom

10'4 x 5'7 (3.15m x 1.70m)

## Bedroom Two

14'9 x 11'3 (4.50m x 3.43m)

## En-Suite Shower Room

## Bedroom Three

12'0 x 12'0 (3.66m x 3.66m)

## Bedroom Four

12'0 x 10'7 max (3.66m x 3.23m max)

## Bedroom Five

10'2 x 8'6 (3.10m x 2.59m)

## Bathroom/W.C

## Outside

## Driveway

## Rear Garden

120'0 x 55'0 (36.58m x 16.76m)

## Summer House

17'0 x 12'3 (5.18m x 3.73m)

## Garden Office

15'6 x 7'8 (4.72m x 2.34m)

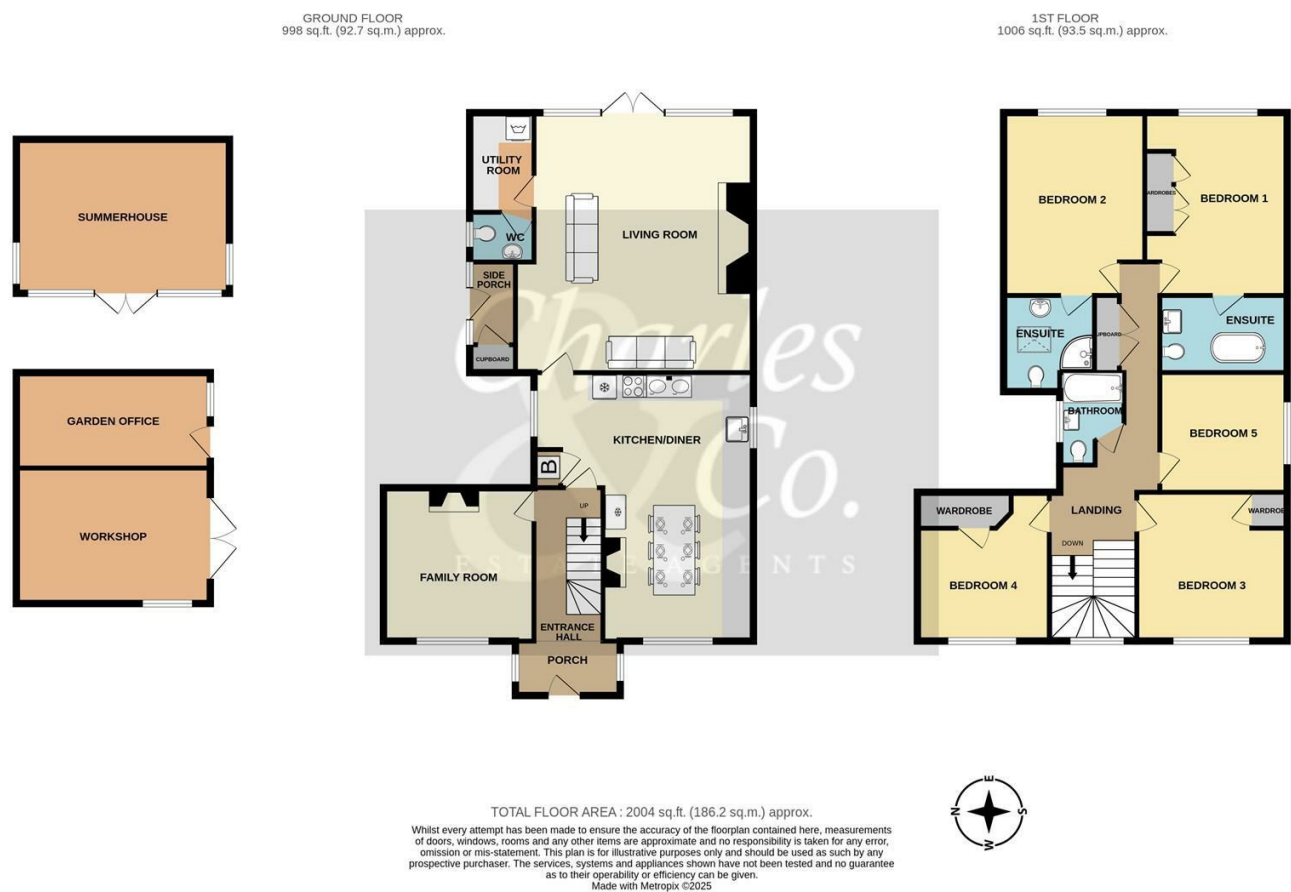
## Workshop

15'6 x 10'9 (4.72m x 3.28m)





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) 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 |                         |           |
|                                             | 69                      | 79        |
| England & Wales                             | EU Directive 2002/91/EC |           |