



The Bungalow, Pendell Farm, Pendell Road, Bletchingley, RH1 4QH

Asking Price: £675,000 Freehold

A rare opportunity to purchase this stone built bungalow which has been converted from original farm buildings to a provide accommodation over two floors. The accommodation comprises: Master Bedroom with Adjoining Bathroom, Three Further Bedrooms (Two to the First Floor with En-Suite Shower and separate Cloakroom), Sitting Room, Dining Room, Well-Appointed Kitchen/Breakfast Room, Utility Room, Cloakroom, Oil Central Heating. Outside, the property enjoys a delightful courtyard setting and private parking. Situated in a green belt area, about a mile and a half to the south west of the village of Bletchingley which offers local shops, three public houses/restaurants, a medieval church, Bletchingley Golf Club and a recreation ground. Redhill which is about five miles away provides more comprehensive shopping facilities and mainline railway station.



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DIRECTIONS:

From Bletchingley High Street proceed on the A25 towards Redhill. At the top of the High Street pass the Red Lion on your right and then turn right shortly after into Little Common Lane. Continue for about a mile when you will be in Pendell Road. Pass the first entrance to The Hawthorns School, when the road bears round to the left. Take the right hand turn which is a second entrance to The Hawthorns School, turn immediately left and then immediately right. Take the first drive leading to Pendell Stables and then the first drive on the left into the courtyard.

ENTRANCE PORCH

Stone and wood porch giving access to front door, outside light, outside post box. Stable door giving access to:

ENTRANCE HALL

Stairs leading to first floor landing, door to:

DOWNSTAIRS CLOAKROOM

Comprising low level w.c., inset wash hand basin with tiled splash back, side aspect obscured double glazed window, heated towel rail, tiled floor, part tiled walls, understairs cupboard.

KITCHEN/BREAKFAST ROOM

6.12m (20' 1") x 4.80m (15' 9")

Comprising a range of wall mounted and base level units in Shaker style, granite work surface, one and a half bowl stainless steel sink, five ring gas hob with extractor hood over, integrated Bosch oven and grill, rear aspect windows, double panelled radiator, further heated towel rail, down-lighters, wood flooring, integrated dishwasher, full height integrated fridge and separate freezer, breakfast bar, wine cooler, further range of wall mounted and base level units with display cabinets, plate rack and granite work surface, concealed lighting, power points, TV aerial point, telephone point, control panel for central heating and hot water, electric underfloor heating, door to dining room and door to:

UTILITY ROOM

3.02m (9' 11") x 1.45m (4' 9")

Front aspect window, base level unit with roll top work surface and stainless steel sink, space and plumbing for washing machine and tumble dryer, space for further fridge and further freezer, part tiled walls, tiled floor, radiator, power points, extractor fan.

DINING ROOM

4.70m (15' 5") x 3.02m (9' 11")

Rear aspect windows, feature fireplace with stone hearth and surround, radiator with cover, power points, dimmer switch, thermostat for central heating, door to:

HALL

With front aspect double doors, door to:

BEDROOM 4

3.43m (11' 3") x 2.74m (9' 0")

Rear aspect double glazed windows, double radiator, power points, dimmer switch.

SITTING ROOM

9.19m (30' 2") x 4.62m (15' 2")

Front aspect double glazed windows overlooking courtyard, stone feature fireplace with log burner, wooden panelling, vaulted ceiling, sky-light windows, wall mounted lights, three double panelled radiators, thermostat for central heating, TV aerial point, telephone point, power points.

WALK IN WARDROBE

Loft hatch, fitted cupboards, hanging rail, shelving, airing cupboard housing water tank, shelving and control panel for hot water.

INNER LOBBY

Small loft hatch, door to master bedroom and door to:

FAMILY BATHROOM

A white five piece suite comprising low level w.c. with concealed cistern and granite vanity top, inset wash hand basin with chrome style mixer tap, bidet with chrome style mixer tap, moulded bath with centre drainer and chrome style mixer tap with separate shower, separate shower cubicle with Bristan shower and chrome style fittings, tiled walls, extractor fan, tiled floor, full height chrome style heated towel rail, wall mounted mirror with light, down-lighters, thermostat for electric underfloor heating.

MASTER BEDROOM

4.60m (15' 1") x 3.33m (10' 11")

Rear aspect double glazed windows, two double panelled radiators, vaulted ceiling, wall mounted lights, TV aerial point.

STAIRS LEADING FROM HALL TO FIRST FLOOR

Wooden panelling, radiator, front aspect windows, first floor landing with storage cupboards, door to:

BEDROOM 2

6.58m (21' 7") x 2.64m (8' 8")

Front aspect double glazed windows, radiator, eaves storage to both sides, wooden panelling, power points, spot-lights, door to:

EN-SUITE SHOWER ROOM

Suite comprising low level w.c., inset wash hand basin with tiled splash back, shower cubicle with tiled walls, heated towel rail, tiled floor, sky-light window, extractor fan.

BEDROOM 3

3.15m (10' 4") x 2.62m (8' 7")

Front aspect double glazed window, wooden panelling, eaves storage, radiator, spot-lights, power points, door to:

SEPARATE CLOAKROOM

Comprising low level w.c., inset wash hand basin, tiled splash back, heated towel rail, sky-light window, tiled floor.

OUTSIDE

Access to:

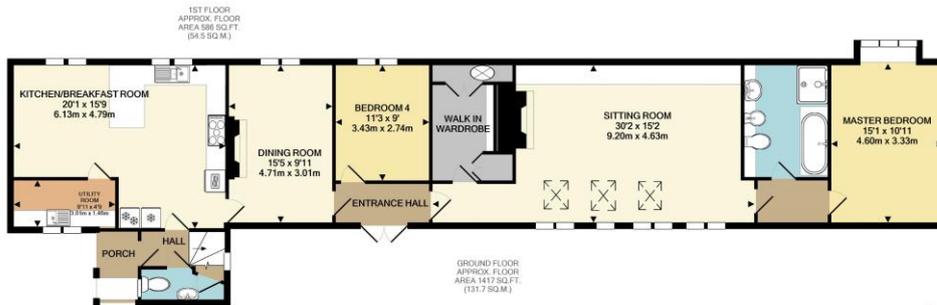
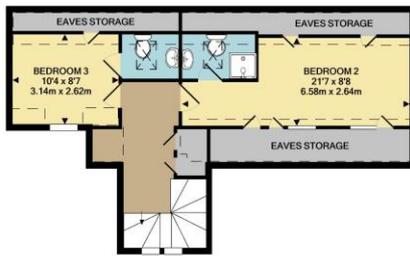
STONE PAVED COURTYARD

Outside lighting.

PARKING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	54	69
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	46	59
England & Wales	EU Directive 2002/91/EC 	



TOTAL APPROX. FLOOR AREA 2004 SQ.FT. (186.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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THOMAS & MAY

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