



# Pendell Road, Bletchingley

£825,000







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We moved into this house and absolutely loved it from day one. Over the years we have extended it and made it brighter everywhere replacing all the windows and doors and adding insulation and lovely automated blinds to the rooms. The kitchen has programmable automated lighting and sliding doors which let the outside in and on to a contained patio that offers a safe space for the children to play or adults to entertain. The tulips and cherry tree are a sight to behold in late spring.

The entrance hall also has a sliding bifold door onto the patio with underfloor heating into the downstairs WC /utility and front living room .

It has been a joy to be part of the community in Bletchingley and join in with some wonderful events that go on in the village. You can walk to the village through the fields opposite and enjoy the glorious views and wildlife around you. Our grandchildren absolutely loved seeing the animals on the farm in the fields behind us. My mum enjoyed staying in the garden studio which gave her the privacy and creature comforts of her own kitchen and shower room together with a bedroom equipped with TV , Internet air-conditioning and heating. This studio she used incidental to the house. She loved to be able to see all the animals and the greenhouse packed with her favourite tomatoes. We were fortunate to be able to jump on a train to London or Brighton from Redhill which is on the Oyster line and if you catch the fast train you can be in the heart of London in no time.

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Tucked away just off Pendell Road, Lake Farm Cottages is a beautifully presented character home in the sought-after village of Bletchingley, blending period charm with impressive modern space and countryside views. The attractive red brick exterior with hung tile façade sets the tone immediately.

Inside, the spacious living room features a charming bay window that fills the space with natural light with a cozy log burner making this room a relaxing retreat for the evenings. A generous side extension creates a welcoming entrance area, ideal for everyday practicality. To the rear, the stunning sliding doors framing the outlook across the south/west facing garden and onto open fields beyond, making it perfect for entertaining or simply enjoying the setting.

Upstairs offers three well-proportioned bedrooms, including two doubles and a single room that would suit a nursery or home office, complemented by a modern four-piece bathroom suite.

Outside, the garden enjoys excellent privacy and a wonderful backdrop, with a versatile garden studio at the far end, ideal for guests, working from home or hobbies. A spacious driveway provides parking for around four vehicles, and the home is positioned just a short walk from the highly regarded Hawthorns School, making it a superb choice for families and those looking to enjoy village life with countryside on the doorstep.



## Need to know

- Beautifully presented character cottage in the sought-after village of Bletchingley, tucked away just off Pendell Road.
- No onward chain.
- Spacious bay-fronted living room with plenty of natural light and period charm.
- Stunning rear extension with dual aspect sliding doors and uninterrupted views over open fields.
- South/west facing garden, ideal for afternoon and evening sun with a lovely rural backdrop.
- Separate garden room/home office, perfect for working from home, guests or hobbies.
- Three well-proportioned bedrooms upstairs, including two doubles and a single room.
- Modern four-piece family bathroom finished to a high standard.
- Generous driveway parking for around four cars, ideal for families and visitors.
- EPC rating D and Council Tax band E, with a short walk to the highly regarded Hawthorns School.



## Interested?

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Lake Farm Cottages, Pendell Road, Bletchingley, Redhill

Total Area: 154.1 m² ... 1659 ft²

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