



**RAYNERS**  
TOWN & COUNTRY

**PENDELL ROAD**  
**BLETCHINGLEY**

# Little Pendell, Pendell Road Betchingley, RH1 4QH

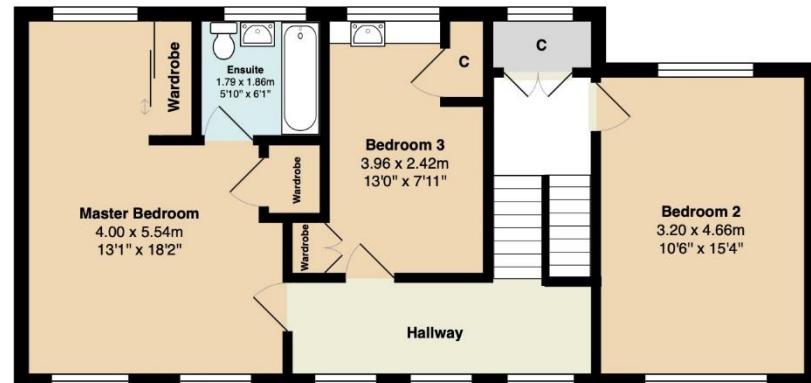
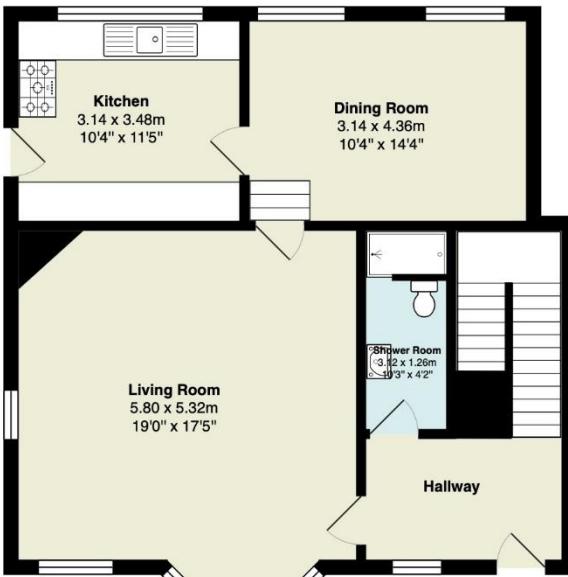
*A Beautifully presented character cottage surrounded by beautiful countryside.*

Little Pendell shares an enviable location with The Manor House, one of Betchingley's most outstanding period country houses. Both properties are approached from the road through electrically operated double gates. Little Pendell is reached by passing The Manor House to a position north of the main house and situated in the elegant surroundings of a small country estate.

To the front of Little Pendell there is parking for two cars and to the rear, the private garden adjoins a lake. The period character of Little Pendell reflects the country estate 'feel' in its location and this is matched by the interior of the house which provides comfortable 3 bedroom living space. This is a rare opportunity to acquire a most attractive home of local historic interest situated in the Greenbelt and surrounded by beautiful countryside yet accessible to a wide range of facilities and transport links.

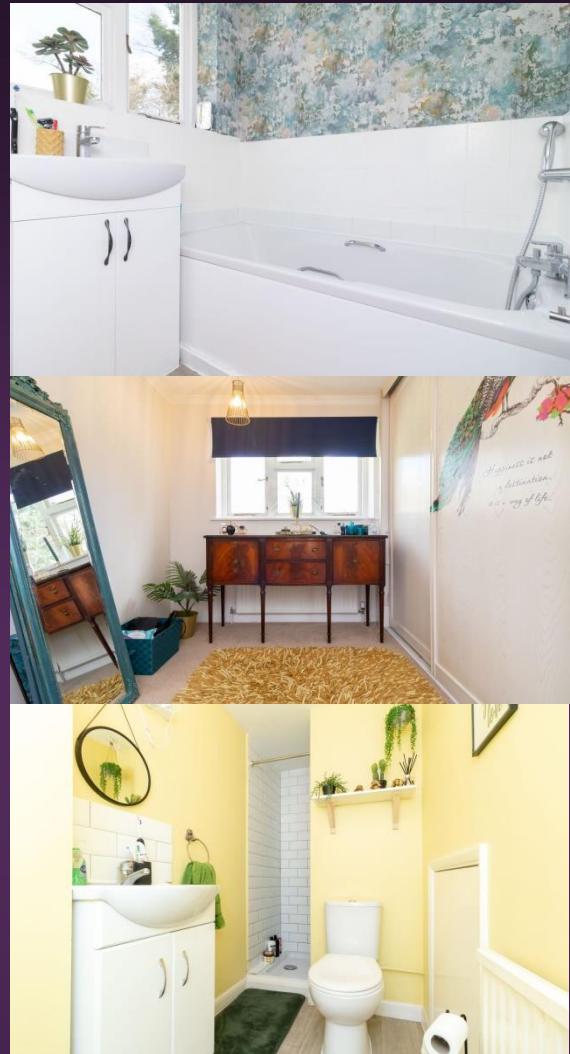






Total Area: 136.6 m<sup>2</sup> ... 1470 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Tenure: Freehold** **Local Authority: Tandridge District Council** **Council Tax Band: TBC** **EPC Rating: E**

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

**Caterham**  
01883 347 446  
[caterham@raynersproperties.com](mailto:caterham@raynersproperties.com)

**Godstone**  
01883 744 344  
[godstone@raynersproperties.com](mailto:godstone@raynersproperties.com)

**Warlingham**  
01883 622 258  
[warlingham@raynersproperties.com](mailto:warlingham@raynersproperties.com)

**Lettings**  
01883 622 244  
[lettings@raynersproperties.com](mailto:lettings@raynersproperties.com)

**Land & New Homes**  
01883 744 344  
[lnh@raynersproperties.com](mailto:lnh@raynersproperties.com)

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