



Ibbett Mosely

Paynesfield Road, Tatsfield, Surrey, TN16 2BQ



A spacious detached family home, offering flexible accommodation and the chance to add your own stamp to update to meet modern day family needs. It comes with the added benefit of grounds extending to approximately 1.15 acres, with stabling, backing onto woodland, and is nestled inside its plot, away from the no-through road in the ever popular village of Tatsfield.

- 6 Bedrooms
- 3 Bath/Shower Rooms
- Kitchen/Breakfast Room
- Study
- Reception Room
- Dining Room
- Utility Room
- Approx. 1.15 Acres
- Triple Stable Block

## LOCATION

Tatsfield is one of the highest villages on the Surrey/Kent borders. Around the green with duck pond, the village has its own shop & tea rooms, village club with sub-post office, restaurant, pub, village hall and a well regarded primary school. Just outside the village you will find the parish church and Parkwood Golf Club. There is a bus service from the village serving Biggin Hill, Westerham and Oxted all with a wider choice of shops. Oxted with main line station to London. M25 access from junction 6 is a short drive and allows access to other motorway links, the Dartford Crossing, Bluewater Shopping Centre, the Channel Tunnel and Gatwick & Heathrow Airports.

## GROUND FLOOR

### ENTRANCE HALL

Double doors to:

### HALLWAY

Stairs to first floor, storage cupboards.

### BEDROOM 3

with walk-in wardrobe/dressing room.

### BATHROOM

Three piece suite.

### UTILITY ROOM

Range of units, two sinks with drainers, plumbing for white goods, boiler, built-in floor to ceiling cupboards, doors to garden.

### RECEPTION ROOM

Feature fireplace, double doors to garden, doors to:

### DINING ROOM

Accessed from hallway and also reception room.

### BEDROOM 5

Currently used as an office. Shelving.





### STUDY

cupboards housing boiler and immersion tank, loft hatch, door to:

### BEDROOM 4

loft hatch.

### BATHROOM

with three piece suite.

### BEDROOM 6

built-in wardrobes, loft hatch, windows overlooking garden.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and wall units, space for appliances, double inset sink and drainer, oven and hob.

### FIRST FLOOR

### LANDING

Storage cupboard.

### SHOWER ROOM

Built-in shower, sink and toilet, storage cupboard.

### BEDROOM 1

Triple aspect, with sink and built-in cupboard.

### BEDROOM 2

fitted wardrobes, sink, door to large eaves storage.





## OUTSIDE

### GROUNDS

Approximately the plot extends to 1.15 acres. To the REAR it comprises of patio terrace with steps leading down to lawned gardens and shed. The far end of the garden has been fenced to provide a gated paddock area and triple stable block. Backing onto and with views over private woodland. There is a screened gravelled courtyard area approached off the kitchen/breakfast area. To the FRONT the private driveway leads away from the road and provides ample gravelled parking. Lawn area, various hedging.

### COUNCIL TAX

The local authority is Tandridge - Band G

### ROUTE TO VIEW

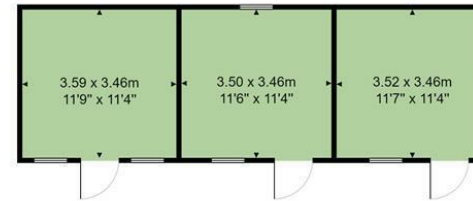
From the village centre, take Paynesfield Road, which is immediately in front of the village public house. Proceed towards the far end of Paynesfield Road and the house will be located on the right hand side.



Paynesfield Road, Tatsfield, TN16

Total Floor Area: 309.8 m<sup>2</sup> ... 3335 ft<sup>2</sup> (excluding loft)

Measurements are approximate, not to scale and for illustrative purposes only.  
www.essentialpropertymarketing.com



Stables  
Total Floor Area 37.5 m<sup>2</sup> ... 404 ft<sup>2</sup>



Ground Floor  
Total Floor Area 214.5 m<sup>2</sup> ... 2308 ft<sup>2</sup>



1st Floor  
Total Floor Area 57.8 m<sup>2</sup> ... 622 ft<sup>2</sup>

Ibbett Mosely

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EPC Rating- D

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