



Ibbett Mosely

Paynesfield Road, Tatsfield, Surrey, TN16 2BQ



* THIS IS A MUST SEE HOUSE FOR THIS PRICE BRACKET *

* Chain Free *

A detached 5 bedroom, well presented, spacious family home which has an open plan feel yet individual purposeful rooms.

PRICE FREEHOLD £1,000,000

LOCATION

Woodlands Down is situated in one of the most sought after roads in Tatsfield. Within the village there is a village shop with adjoining tea rooms, a village club with sub post office, the Old Ship Pub and the Bakery Restaurant, all overlooking or close to the village green with it's duck pond. The well regarded primary school is also within walking distance. There are many clubs and associations within the village for all age groups.

Bus connections to Westerham and Biggin Hill with connections to Oxted, Hayes, Orpington, Bromley (all with stations to London) and the Croydon Tram at Addington.

M25 access from junctions 4, 5 or 6.

GROUND FLOOR

A double glazed door opens to the entrance hall.

ENTRANCE HALL

With radiator and door to the lounge.

- Five Bedrooms
- Two Bath/Shower Rooms
- Lounge
- Second Sitting Room
- Large Kitchen/Dining room
- Office/Gym
- Utility Room and Cloakroom
- Oil Central Heating
- Double Glazing
- Ample Parking Space

LOUNGE

A light and spacious room with radiators, wall light points, double glazed windows and stairs to the first floor.

CLOAKROOM

With w.c., hand basin, part tiled walls, ladder style towel rail, double glazed window, clothes hanging rail and engineered oak flooring.

SECOND SITTING ROOM

The second sitting room offers a place to sit and relax. With large windows that look out onto the garden, radiator, wall light points, feature fireplace with open grate, and a second staircase to the first floor. Door to the kitchen/dining room.

KITCHEN/DINING ROOM

A spacious area overlooking the terrace and rear garden. Well fitted with island and base units with granite work surfaces, drawers, cupboards and wine rack under. Wall cupboards, circular stainless steel bowl. Built in dishwasher, twin ovens, hob and extractor hood. Three radiators, double





glazed windows and doors to the recently upgraded patio terrace and garden, tiled flooring.

OFFICE/GYM

The office is of a good size with more than enough room to hold a small team meeting. The space could also be used as a home gym. With radiator, laminate flooring and door to the store room (part of the original garage).

UTILITY ROOM

Fitted work surface with cupboards under and wall cupboards over. Plumbing for a washing machine and tiled flooring. Double butler sink, which is handy especially for a family dog.

FIRST FLOOR

Approached by two staircases to two separate landings.

LANDINGS

One area with a double glazed Velux window, the second with a double glazed window, hatch to the loft and linen cupboard with hot water cylinder.

MASTER BEDROOM

A double aspect double glazed room with radiator and a range of wardrobe cupboards and knee hole dressing table.

EN-SUITE BATHROOM

With a roll top bath, walk in shower, w.c., and hand basin. Ladder style towel rail double glazed Velux window, tiled walls and flooring and door to the landing.

BEDROOM 2

With doors from both landings, radiator, double glazed windows, fitted wardrobe cupboards with central shelves.

BEDROOM 3

With radiator, double glazed window and shelved cupboard.





BEDROOM 4

With radiator and double glazed window.

BEDROOM 5

With radiator and double glazed window.

SHOWER ROOM

With walk in shower, w.c., and hand basin. Ladder style towel rail, double glazed window and tiled walls and flooring.



OUTSIDE

From the road a gravel drive provides ample parking space for several cars. The front garden is lawned inset with several plants and shrubs. There is sleeper edging to the drive and a post and rail fence to the front.

There is access at the side to a beautifully landscaped rear garden which has been designed to allow for full use all year round. With stunning views over open countryside, there are two seating areas, the dining and barbecue area in the courtyard and a separate patio area for relaxed seating with stunning garden views. A brick path winds through the lawns with a variety of plants and shrubs in beds and borders until you reach a secluded folly with brick patio, fire pit, surrounded in part by an old brick and stone wall. Beyond and at the far end of the garden is a raised timber terrace allowing views over the surrounding Green Belt countryside.



COUNCIL TAX

The property is in council tax band "G"

SERVICES

Mains water, electricity and drainage are connected

DIRECTIONS

From the village Paynesfield Road will be immediately in front of the Old Ship pub and to the right of the Old Bakery Restaurant. The property will be on the right towards the far end of the road.



Paynesfield Road, Tatsfield, TN16

Total Floor Area: 242.2 m² ... 2608 ft²



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

Ibbett Mosely

Westerham 01959 563265

EPC Rating- D

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