



Ibbett Mosely

Old Lane, Tatsfield, TN16 2LJ



A well maintained detached three bedroom bungalow situated in a semi-rural location outside of the village and with views over Tatsfield Green to the front

- Three Bedrooms
- Bathroom and Separate Shower Room
- Reception Room
- Conservatory/Dining Room
- Fitted Kitchen
- Utility Room
- Gas Central Heating
- Double Glazing
- Workshop & Ample Parking
- Well Stocked Garden

OFFERS IN THE REGION OF £740,000 - FREEHOLD

LOCATION

The village of Tatsfield is one of the highest villages in Surrey, within the village there is a local village shop with tea rooms, a village club with sub post office, the old Ship Pub, The Bakery Restaurant and a well regarded primary school. Within a couple of hundred yards of the property is nursery and play school. The village church and Park Wood Golf Club are a little further. The shops and amenities in the village are mainly set around the village green and duck pond. There are excellent cycling and dog walking routes around the village including to the recently opened Titsey tap room.

Bus connections from the village to Oxted, Westerham and Biggin Hill with connections from Biggin Hill to Bromley, Orpington, Hayes and the Croydon Tram link at New Addington. There are stations for services to London from Oxted,

Woldingham, Upper Warlingham, Orpington, Hayes and Bromley. M25 access from junction 6.

NEW LARGE ENTRANCE PORCH

With a double glazed door to the entrance hall.

ENTRANCE HALL

Cloak cupboard with radiator, double doors to the reception room.

RECEPTION ROOM

With radiator, double aspect double glazed windows, chimney breast with Hi-Tec gas/electric log effect fire. Door to the inner hall.

INNER HALL

With a large access hatch with fitted ladder to the loft which is about 45 ft long, and suitable for conversion subject to necessary consents. The loft houses the Worcester Bosch gas boiler.





BEDROOM ONE

With radiator, double glazed window and range of wardrobe cupboards with part mirror fronted doors.

BEDROOM TWO

With radiator, double glazed patio door to the garden and bedhead recess with wardrobe cupboards either side and cupboards over.

BEDROOM THREE

With radiator, double glazed window and built in cupboards and work surface.

SHOWER ROOM

With a walk in shower cubicle with Aqualisa shower, twin hand basins and w.c. Ladder style dual fuel towel rail, double glazed Velux window. Aqua panels and linen faced cupboards by Bathstore. wood effect flooring, extractor fan and medicine cabinet.

Off the entrance hall are:

BATHROOM

With a spa bath with separate shower over, w.c. and hand basin. Ladder style towel rail, double glazed window, part tiled walls, wood effect flooring and vaulted ceiling.

UTILITY ROOM

With plumbing, work surfaces and wall cupboards, broom cupboard, double glazed window and door to the garden. Door to storage area.

FITTED KITCHEN

Installed by 'Kitchen Italia' With granite work surfaces over the base units, wall cupboards, built in appliances including a hob, oven, extractor, fridge/freezer and dish washer. Stainless steel sink with mixer tap, wood effect flooring, part tiled walls and opening to the conservatory/dining room.





CONSERVATORY/DINING ROOM

With radiators, double glazed windows and double doors to a rear glass covered external entertaining area.

OUTSIDE

The property is approached by double gates to a block paved driveway with space for 4 cars. Lawn area with trees and shrubs. Electric garage door to storage area, power and light.

Landscaped rear garden well stocked with mature plants, shrubs and trees. There is a barbecue adjoining the glass covered entertaining area. 10 ft hexagonal summer house with paved sun terrace.

12 ft x 10 ft workshop with double sliding doors and power. Greenhouse
The plot extends to about 1/5th of an acre.

COUNCIL TAX

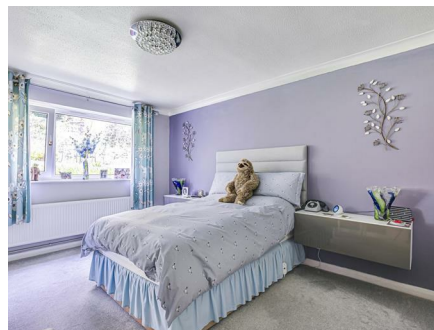
The property is in the Tandridge District and is in council tax band E.

SERVICES

Mains gas, water, electricity and drainage are connected.

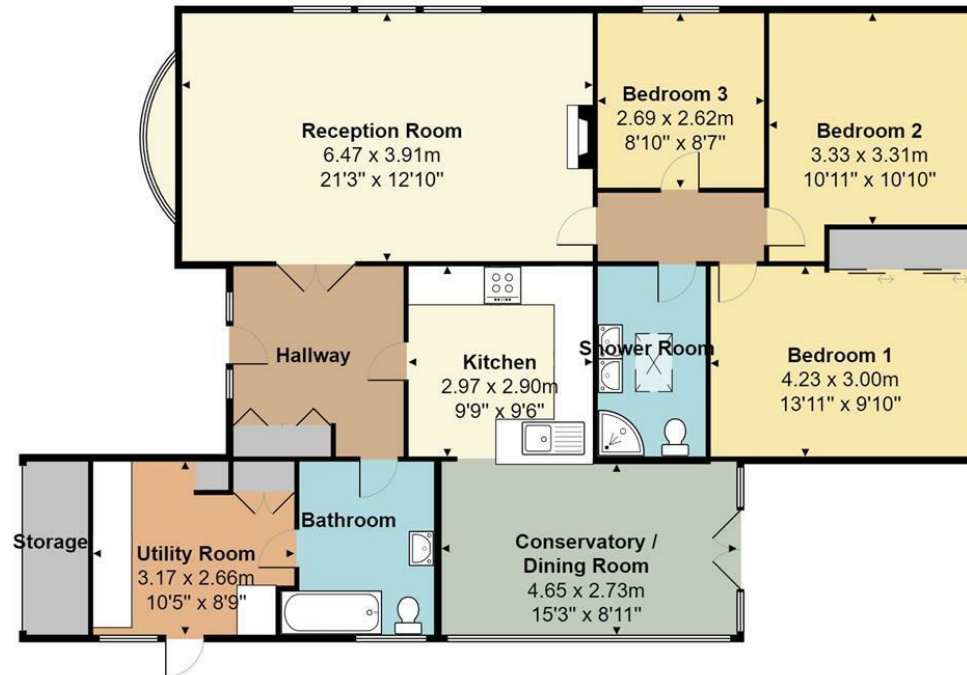
DIRECTIONS

From the village proceed down Ship Hill to the crossroads, turn left into Old Lane, Old Lane will branch to the left when Ricketts Hill Road starts. The property will be found on the left.



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Total Floor Area: 117.5 m² ... 1265 ft²



Measurements are approximate, not to scale and for illustrative purposes only.
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Ibbett Mosely

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EPC Rating- D

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