



Ibbett Mosely

Ricketts Hill Road, Tatsfield, TN16 2NG



Overlooking its own garden and grounds extending to about half an acre this substantial detached five double bedroom home offers bright and spacious family accommodation with three en-suite shower rooms, a family bathroom a home office/dressing room, a lounge/dining room overlooking the garden and a well appointed kitchen/breakfast room with adjoining utility room

Offers invited in the region of £950,000 freehold

## LOCATION

In a semi-rural location about two miles from the village where there is a village shop, tea rooms, social club sub post office, a public house, restaurant, village hall and well regarded primary school. Just outside of the village is the parish church and Park Wood Golf Club. There are many clubs and associations in the village providing activities for all ages.

A bus service passes the property and connects the village to Biggin Hill where there is a wider choice of shops including a Waitrose supermarket and a Tesco Express, the bus service also connects to Hayes, Orpington and Bromley all with stations to London. There are other state and private schools in the area as well as sporting and recreational facilities.

Access to the M25 from junctions 4, 5 or 6 allow connections to other motorway networks, the Dartford River Crossing, Bluewater Shopping Centre, the Channel Tunnel and Gatwick and Heathrow Airports.

## GROUND FLOOR

Double glazed door to the enclosed entrance porch.

- Five Double Bedrooms (Three Ground Floor)
- Four Bath/Shower Rooms (Three En-Suite)
- Lounge/Dining Room Overlooking the Garden
- Home Office/Dressing Room
- Kitchen/BREAKFAST Room
- Utility Room
- Gas Central Heating, Double Glazing, Solar Panels, CCTV and Alarm System
- Useful Basement
- Single Garage/Ample Parking and In and Out Drive
- Garden and Grounds Extending to about Half an Acre

## ENTRANCE PORCH

With front door opening to the entrance hall.

## ENTRANCE HALL

With radiator, cloak cupboard and oak staircase leading to the first floor.

## LOUNG/DINING ROOM

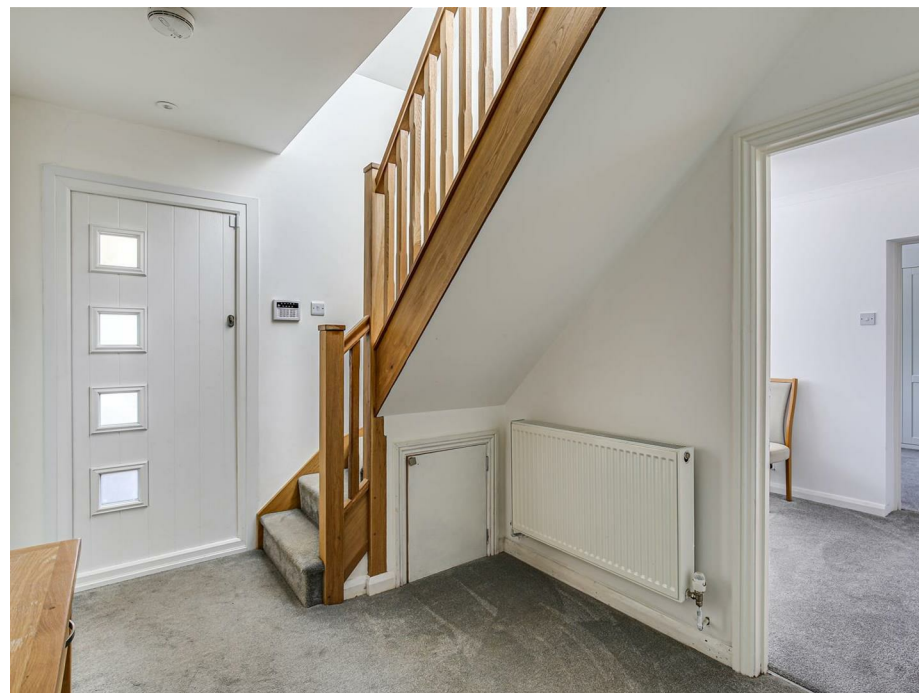
A slightly L-shaped room overlooking the terrace and garden with radiators, wall light points, double glazed windows and door to the garden.

## KITCHEN/BREAKFAST ROOM

The kitchen area is comprehensively fitted with a range of base and wall storage units. Built in appliances including a hob, oven, extractor and dishwasher. Inset single drainer one and a half bowl sink unit with mixer tap providing immediate boiling water. Double glazed window and double glazed door to the terrace and garden. Electric window blind and door to the utility room. Space for table and chairs.

## UTILITY ROOM

Fitted base and wall units, plumbing for a washing machine, Butler's style sink, shelved and broom cupboards, double glazed window and double glazed door to the front.





### HOME OFFICE/FRESSING ROOM

With radiator and double glazed window. Door to bedroom.

### BEDROOM

With radiator, double glazed window and range of fitted wardrobe cupboards. Door to en-suite shower room.

### EN-SUITE SHOWER ROOM

With walk in shower, w.c., hand basin, part tiled walls, chrome ladder style towel rail and double glazed window.

### BEDROOM

With radiator and double glazed window.

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### BATHROOM

With enclosed bath with a separate shower over, w.c. and hand basin. Chrome ladder style towel rail, double glazed window, linen cupboard and part tiled walls.

### FIRST FLOOR

Approached by a carpeted staircase with oak balustrade and hand rail to the landing.

### LANDING

With a double glazed Velux window.

### BEDROOM

With radiator, range of fitted wardrobe cupboards, eaves storage cupboards, fitted drawers, two double glazed Velux windows to the front and double glazed Juliette doors to the back with external glazed screen.

### EN-SUITE SHOWER ROOM

With walk in shower, w.c. and hand basin. Chrome ladder style towel rail, double glazed window, part tiled walls and extractor fan.

### BEDROOM

With radiator, fitted wardrobe cupboards, eaves storage cupboards, fitted drawers, double glazed Velux window to the front and double glazed Juliette doors to the back with external glazed screen.





## EN-SUITE SHOWER ROOM

With shower cubicle, w.c. and hand basin. Chrome ladder style towel rail, double glazed window, part tiled walls and extractor fan.

## OUTSIDE

### BASEMENT

A useful area with gas boiler for central heating and hot water, Megafluo supplementary water heater and the controls for the solar panels which supply the lighting and power to the property, any excess goes to the national grid.

### GARAGE and PARKING

A single garage with up and over door. There is an EV charging point attached to the front of the house. An in and out drive with twin five bar gates at each entrance open to a large drive providing excellent off road parking and leads to the detached garage.

### THE GARDEN

The front garden is mainly lawn with trees and shrubs, there is access either side of the property to the large and secluded back garden with a raised sun terrace with railings and steps leading down to a large lawn, there are a variety of trees and shrubs and to one corner a timber sun deck and pergola.

The garden and grounds extend to about half an acre.

### SERVICES

Mains gas, water, electricity and drainage are connected. Electricity is supplied through solar panels.

The property is connect to HIVE, has CCTV via i phone and alarms operated via i phone and fob.

### COUNCIL TAX

The property is located in the Tandridge District and is in Council Tax band "F".

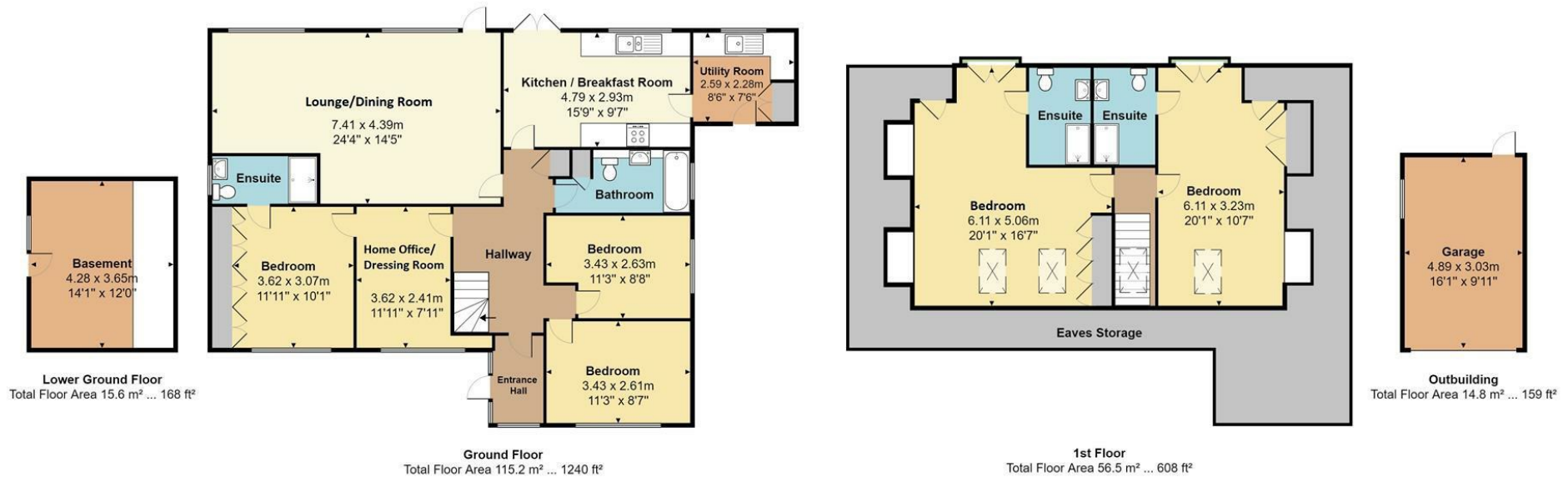
### ROUTE TO VIEW

Leave the village with the Ship Public House on your left, proceed down Ship Hill until reaching the crossroads. Turn left into Old Lane, follow the road into Ricketts Hill Road and proceed for about a mile and a half when the property will be found on the right.



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Total Floor Area: 202.1 m<sup>2</sup> ... 2176 ft<sup>2</sup> (excluding eaves storage)



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

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EPC Rating- A

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