



Ibbett Mosely

Paynesfield Road, Tatsfield, TN16 2BQ







This beautifully presented family home must be seen to be appreciated.  
The deceptively spacious accommodation is arranged over two floors and is extremely adaptable.  
Situated towards the end of this popular no through road the house sits on a generous plot extending to about three quarters of an acre (To be verified ) which is backing Beech Avenue and adjoining woodland.

## PRICE

Offers in the region of £1,299,000 freehold

## DESCRIPTION

Sixpenny House is a real life TARDIS!. This house must be viewed in order to fully appreciate the quality of the accommodation offered. Whilst modest-looking on the outside, IT PROVIDES OVER 3800 SQUARE FEET OF ACCOMMODATION and that is just the space inside the house! the property is adaptable to all family needs with some ground floor rooms suitable for use as bedrooms if required as there is a very well fitted bathroom on the ground floor to serve them, should you need to accommodate an elderly relative, older children or guests. Lovingly maintained and recently improved by the current owners the original chalet bungalow was substantially extended about eighteen years ago to create the most amazing living space.

Internally the spacious accommodation benefits from gas central heating, double glazed windows and doors, speakers to most rooms providing stereo sound, most rooms also have low energy ceiling down lighters.

The owners have recently carried out a number of improvements which include five new windows with French doors, two inch thick insulation to the exterior walls with cladding, they have also created a very spacious external decked entertaining area at the back of the property. When you enter the front door you will immediately be drawn to the spaciousness of this charming family home.

## LOCATION

Tatsfield is a much sought after village, but don't be fooled into thinking this is a sleepy village! Tatsfield boasts something like 38 clubs with numerous community

- Five Bedrooms
- Three Bath/Shower Rooms
- Four Reception Rooms
- Beautiful Kitchen/Breakfast room
- Utility Room
- Gas Central Heating
- Double Glazed
- Ample Parking
- Large West Facing Back Garden

activities, for a variety of age groups. Tatsfield also has a village shop, the Old Ship pub, the Bakery Restaurant, a village club with sub post office, a popular garage, allotments, a village hall and the primary school. Outside of the village you will find St Marys Church and Park Wood Golf Club. Oxted, Biggin Hill, Warlingham and Croydon for a wider choice of shops and Oxted, Woldingham or Upper Warlingham for trains to London. M25 junction 6 at Godstone.

## GROUND FLOOR

### ENTRANCE PORCH

With front door to the entrance hall.

### ENTRANCE HALL

A wide hall with oak flooring, two radiators in cabinet surrounds and doors to

### SITTING ROOM/BEDROOM

A double aspect room with double glazed windows and French doors to the front. Radiator, oak flooring and two ceiling speakers.

### FAMILY ROOM/BEDROOM

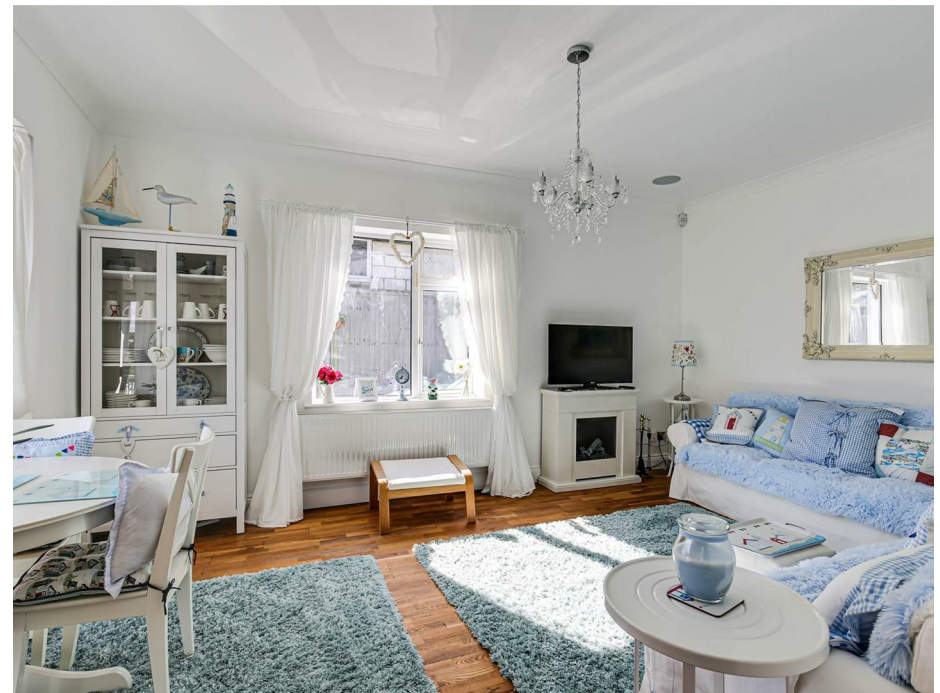
A double aspect room with double glazed windows and French doors. Radiator, oak flooring and two ceiling speakers.

### STUDY

With double glazed window, radiator, oak flooring, meter cupboard and two ceiling speakers.

### BATHROOM

Fitted with a white suite of roll top bath on ball and claw feet with mixer tap and hand spray, separate shower







cubicle with Aqualisa mixing valve, w.c. and vanity basin with drawers and cupboards under. There are part tiled walls and a tiled floor, a radiator, a shaver socket and double glazed window.

### GALLERIED STAIRCASE HALL

With oak flooring, radiator in cabinet surround, oak staircase to the first floor galleried landing and a double glazed Velux window.

### DRAWING ROOM

A beautiful triple aspect room with double glazed window and double doors to an entertaining sun deck, two radiators in cabinet surrounds, oak flooring. Real flame gas fire recessed to chimney breast and four ceiling speakers.

### CINEMA ROOM

With radiator, double glazed window and two ceiling speakers.

### KITCHEN/BREAKFAST ROOM

Comprehensively fitted with built in Neff appliances including, two fan assisted ovens, steam oven, microwave, induction hob and stainless steel and glass extractor hood. Ample Quartz work surfaces with drawers and cupboards under and breakfast bar. Inset sink unit with mixer tap and separate Qooker hot water tap, built in dishwasher, space for American style fridge/freezer. Ample wall cupboards, ceramic Karndean flooring, ceiling speakers and double glazed windows and double doors to the entertaining deck. Door to the dining room.

### DINING ROOM

With double aspect double glazed windows, radiator, oak flooring and two ceiling speakers.

### UTILITY ROOM

With radiator, double glazed door to the side. Single drainer single bowl and a half sink unit. Plumbing for washing machine, space for tumble dryer and fridge, wall and storage cupboards, one housing the Worcester gas boiler for central heating and hot water. Karndean flooring.

### FIRST FLOOR

#### GALLERIED LANDING

With radiator and double glazed Velux window. Walk in wardrobe with clothes hanging rail. Cupboard with hot water cylinder

#### PRINCIPLE BEDROOM SUITE

Within the bedroom area there are Velux windows with fitted blinds, and French doors with a Juliette balcony, two radiators in cabinet surrounds, two ceiling speakers and a walk in dressing closet with fitted clothes hanging rail. EN-SUITE SHOWER ROOM with shower cubicle fitted with an Aqualisa mixing valve, w.c. and vanity basin with drawers and cupboards under. There is a radiator, part tiled walls, Karndean flooring, a double glazed Velux window and a shaver socket.







### BEDROOM

With double glazed windows overlooking the rear garden, two double glazed Velux windows with fitted blinds, radiator, two ceiling speakers and a walk in wardrobe closet with fitted clothes hanging rail and access to extensive eaves storage.

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With double glazed windows overlooking the rear garden, two double glazed Velux windows with fitted blinds, radiator, two ceiling speakers and walk in dressing closet with fitted clothes hanging rail and access to extensive eaves storage.

### FAMILY BATHROOM

Fitted with a white suite of roll top bath with ball and claw feet with mixer tap and hand spray, separate shower cubicle with Aqualisa mixing valve, w.c. and vanity basin with drawers and cupboards under. There is a radiator, part tiled walls a shaver socket and double glazed Velux window.



### OUTSIDE

There are twin double gates to an in and out drive allowing for ample off road parking.

Access either side to the rear garden where there is a extensive entertaining sun deck with balustrade and outside lighting. Below that, there is an extensive paved patio area and a large pergola containing four double power points and two sinks.

Within the extensive garden that extends to about THREE QUARTERS OF AN ACRE ( To be verified ), there are large areas of lawn, a vegetable caged area behind the workshop, mature trees and a gate to a bridle path.

INSULATED WORKSHOP about 22' x 14' with light and power, there is a second outbuilding about 16' x 10' divided into two for implement storage and a potting shed.

### ROUTE TO VIEW

From the centre of the village Paynesfield Road will be found immediately adjoining The Old Ship Public House, leave the pub on your right and continue almost to the far end of the road when the property will be found on the left.

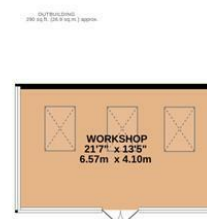
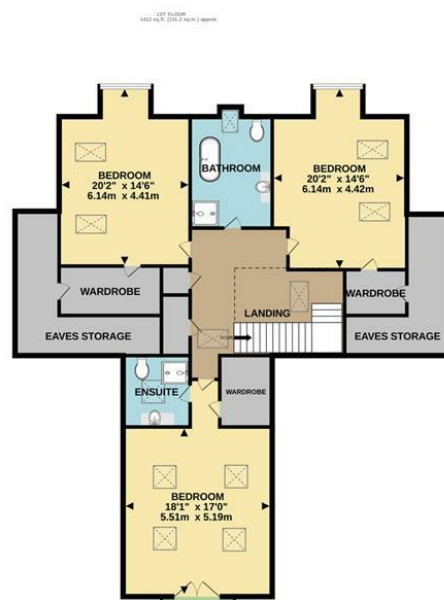
### COUNCIL TAX

The property is located in the Tandridge District and is in council tax band "G".

### SERVICES

Mains gas, water, electricity and drainage are connected to the property.





TOTAL FLOOR AREA : 4776 sq.ft. (443.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Ibbett Mosely

Westerham 01959 563265

EPC Rating- C

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