



Ibbett Mosely

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Paynesfield Road, Tatsfield, Kent, TN16 2AT

Price Range £500,000 Freehold

**A DELIGHTFUL SEMI-DETACHED PERIOD COTTAGE
OFFERING DECEPTIVELY SPACIOUS FAMILY ACCOMMODATION
IN THE CENTRE OF THIS POPULAR VILLAGE**

- 3 Bedrooms
- Kitchen
- Driveway Parking Space
- Ground Floor Bathroom
- Gas Central Heating
- Secluded Gardens
- 2 Reception Rooms
- Double Glazing
- Village Location

*** PRICE RANGE £500,000 - £525,000
FREEHOLD ***

Positioned along Paynesfield Road in the picturesque village of Tatsfield, this delightful semi-detached cottage offers a perfect blend of period features and modern living.

Spanning an impressive 1,056 square feet, the property boasts two inviting reception rooms providing ample space for both relaxation and entertaining. The three bedrooms at first floor level are ideal for families or those seeking extra space for guests or a home office. Additionally, the property includes driveway parking for one vehicle, and private garden areas to both the side & rear.

One of the standout features of this property is its proximity to the village centre, allowing residents to enjoy the local amenities and community spirit that Tatsfield has to offer. With its charming character and convenient location, this semi-detached cottage

is a great opportunity for anyone looking to embrace the tranquil lifestyle of village living. Whether you are a first-time buyer or seeking your next home, this property is sure to impress.

GROUND FLOOR

ENTRANCE PORCH

With quarry tiled flooring and door leading to:

HALL

Radiator, stairs to first floor, doors to reception rooms.

LOUNGE

Radiator, wooden flooring, bay window to front, log burning stove with fireplace surround.

DINING ROOM

Radiator, walk-in cupboard, fireplace (closed), sliding patio doors to side garden, door to:

KITCHEN

Fitted with range of base and wall cupboards &

drawers, built-in oven, electric hob with extractor hood over, built-in dishwasher, Belfast sink, quarry tiled flooring and wall mounted gas boiler. Door to garden and:

BATHROOM

Fitted with roll top bath, separate shower cubicle, w.c and hand basin. Part-tiled walls, tiled flooring and radiator.

FIRST FLOOR

LANDING

Radiator and access to large loft space (considered suitable for conversion subject to necessary consents).

BEDROOM

Radiator, built-in cupboard over stairs.

BEDROOM

Radiator and built-in cupboard over stairs

BEDROOM

Radiator.

OUTSIDE

Twin five bar gates open to a gravelled parking space for one. A lockable gate gives access to the side & back gardens where there are a variety of shrubs and patio/terrace areas, shed and small greenhouse.

SERVICES

All mains services are connected. The property is in Tandridge District Council - Tax Band: E

DIRECTIONS

From the centre of the village Paynesfield Road will be found immediately adjoining Ye Old Ship pub. With the pub on your right, continue down the road

and the property will be located a short distance along on the left hand side.



EPC Rating- D

Paynesfield Road, Tatsfield, TN16

Total Floor Area: 101.7 m² ... 1094 ft²



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

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