



Ibbett Mosely

Maesmaur Road, Tatsfield, Surrey, TN16 2LD



**** Viewing highly recommended ****

Greenwoods is a 4-bedroomed, single-storey house of unique and distinctive design.

Set in the Green Belt, on the edge of sought-after Tatsfield, this light, airy, lifestyle dwelling, with its delightful gardens, patio and woodland views, offers a tranquil setting to enjoy the peace and quiet of its semi-rural location.

PRICE FREEHOLD

£900,000

LOCATION

The delightful village of Tatsfield is located in Surrey's picturesque North Downs. Mainly situated around the duck pond and surrounding green, the Old Ship pub, Bakery restaurant, village shop with tea-rooms, Social Club, Village Hall and sub post office form a key part of an active community and meeting places for many local events, village festivals, clubs and associations. Close by, sporting and recreational facilities include Parkwood Golf Club, Titsey House and Gardens, Titsey Taproom and Botley Farm.

Bus services from the village connect Tatsfield to Oxted, Westerham, Biggin Hill and the Croydon tram link at Addington. There are excellent train services to London from nearby Oxted (35 minutes) and M25 access from junctions 5 & 6

- 4 Bedrooms
- Open plan living and dining rooms
- Generously sized kitchen
- Bathroom
- Cloakroom
- Double glazing throughout. Gas central heating
- Beautifully stocked and interesting gardens of approximately 1/4 acre
- Double garage and driveway parking for 4 vehicles

ENTRANCE HALL

With radiator and glazed door to the dining room.

CLOAKROOM

With w.c., hand basin, radiator and double glazed window.

DINING ROOM

Airy and spacious area adjacent to the kitchen with large French windows to the terrace and garden. A perfect entertaining space with an open-plan flow into the large reception room beyond. Fitted with radiator and skylight.

LIVING ROOM

This generous space is double aspect with large patio windows to the terrace and garden to the south and oriel window to the west, overlooking woodland canopy. It has an impressive wood vaulted ceiling with pendant lighting. Designer fireplace, set on raised stone hearth with log-burning stove. Two fitted radiators.





KITCHEN

Generous storage fitted on two sides with a range of base, wall and shelving units, inset two stainless steel sink unit with single drainer. Space for cooker and appliances, part tiled walls and flooring, double glazed windows, wood clad ceiling, glazed door for internal garage access.

BEDROOM TWO

Two double glazed windows overlooking the rear patio/container garden. Double radiators and loft hatch with fitted ladder.

BEDROOM 4/OFFICE

With radiator, double glazed window and wood clad ceiling.

INNER HALL

BEDROOM 1

With radiator and double aspect double glazed windows.

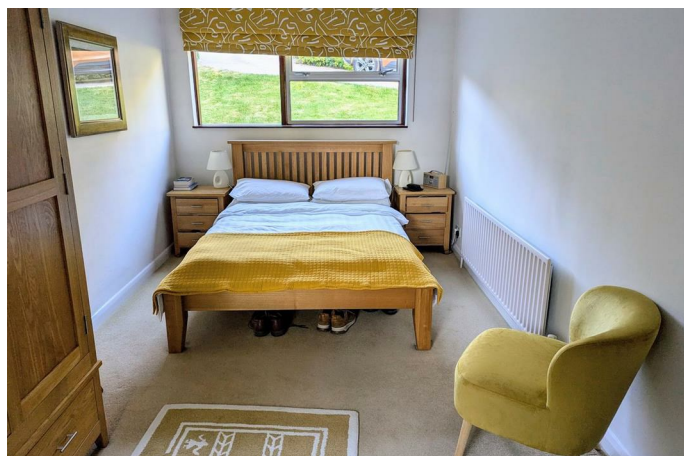
BEDROOM 3

With radiator, double glazed window, recess with fitted shelves and hatch with fitted ladder to the loft space.

BATHROOM

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

OUTSIDE





GARAGE

Located at the end of the drive, the garage has an up and over door, lighting, ample electrical services, tiled flooring, wall mounted gas boiler for central heating and hot water. Plumbing for washing machine, hot water cylinder with immersion heater, 2 shelved storerooms with internal and external access. Window and part-glazed door to the back garden



GARDEN

The front aspect of the house is nicely screened with an ornamental garden offering privacy from the road. The planting includes mature specimens of Magnolia, Ceris and Acer. A brick paviour drive (with parking for four vehicles) leads down to the property with lawns on either side and steps down to the entrance. There is access from the front to the back garden. Passing the potting shed you will find a large, secluded terrace with an extended raised deck overlooking the lower garden - perfect for outside dining and entertaining. Further steps take you down to the woodland walk where there are mature Oak, Beech, Acer and Cornus trees as well as a shady planting area, fernery and composting site. To one side of the property is a private drying area.



COUNCIL TAX

Tandridge District Council - Band "F".

SERVICES

Mains gas, water and electricity. Private drainage.

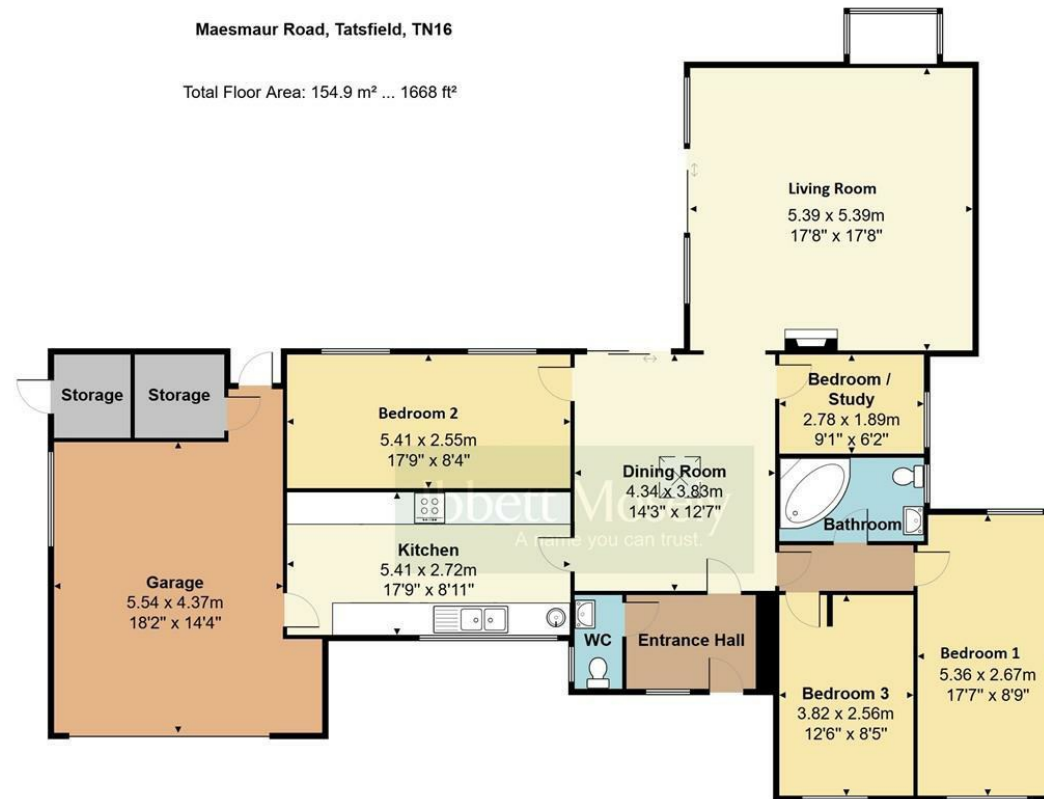
ROUTE TO VIEW

Leave the village with the Ship Pub on your left and the primary school on your right, proceed down Ship Hill when Maesmaur Road will be the second road on the left. The property will be found on the left.



Maesmaur Road, Tatsfield, TN16

Total Floor Area: 154.9 m² ... 1668 ft²



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

Ibbett Mosely

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EPC Rating- E

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