



Ibbett Mosely

Maesmaur Road, Tatsfield, Kent, TN16 2LD



Libert Mosely

## INSPECTION HIGHLY RECOMMENDED

This substantial detached residence of character stands in an elevated position overlooking its own landscaped garden, surrounding fields and protected woodland. Recently extended, renovated and beautifully modernised for the current owners this original Victorian home offers comfortable family accommodation over three floors.

## PRICE

Price Freehold £1,495,000

## LOCATION

Maesmaur Road is located a short drive of the village where, mainly around the village green and duck pond you will find, a village shop with tea room, a charity shop, a village social club with sub post office, the Old Ship Pub, the Bakery Restaurant, a village hall and well regarded primary school.

Just outside the village there is a day nursery, St Marys Church and Park Wood Golf Club. There are a wider choice of schools and shopping facilities in the neighboring villages and towns.

Stations to London from Oxted (10 minute drive), Woldingham (11 minute drive) and Upper Warlingham (14 minute drive). The fastest train to London takes about 29 minutes. M25 Junction 6 at Godstone.

## GROUND FLOOR - FRONT

Steps up from the graveled drive to the front entrance door.

## RECEPTION HALL

With radiators, double glazed windows, wood

- Bedroom One with En-Suite Luxury Bathroom and His and Hers Dressing Room
- Two Further Bedrooms with En-Suite Shower and Dressing Rooms
- Bedroom Four with En-Suite Shower Room
- Spacious Open Plan Living Room with Dining Area and Well Appointed Kitchen
- Cinema and Gym with Bathroom and Sauna
- Laundry and Cloakroom
- Gas Central Heating and Double Glazing
- Large Detached Garage and Parking
- Garden Extending to about a Third of an Acre

effect flooring, cloak cupboard and doors to the first floor and ground floor - back.

## BEDROOM TWO

With radiator and double glazed window.

## EN-SUITE DRESSING ROOM

With radiator, double glazed window and fitted wardrobe cupboards.

## EN-SUITE SHOWER ROOM

With shower cubicle, w.c. and hand basin on marble base with cupboards under. Heated towel rail, double glazed window, part tiled walls and extractor fan.

## BEDROOM THREE

With radiator and double glazed window.

## EN-SUITE DRESSING ROOM

With radiator, double glazed window and fitted wardrobe cupboards.

## EN-SUITE SHOWER ROOM

With shower cubicle, w.c. and hand basin on marble base with cupboards under. Heated towel rail, double glazed window and extractor fan.

## BEDROOM FOUR

With radiator and double glazed window.





### EN-SUITE SHOWER ROOM

With shower cubicle, w.c. and hand basin. Ladder style towel rail, part tiled walls and extractor fan.

### FIRST FLOOR

#### LANDING

With double glazed Velux window and door to the main bedroom suite.

#### BEDROOM ONE

With radiators, four double glazed Velux roof windows and sliding doors to the en-suite bathroom.

#### EN-SUITE BATHROOM

With a roll top bath on ball and claw feet with mixer tap and hand spray, walk in shower cubicle, w.c. and twin hand basins on a pedestal with cupboards under. Heated towel rail, part tiled walls, tiled flooring, double glazed window and extractor fan.

#### HIS AND HERS DRESSING ROOM

Fitted with an excellent range of wardrobe cupboards.

### GROUND FLOOR - BACK

#### LIVING ROOM/DINING ROOM/FITTED KITCHEN

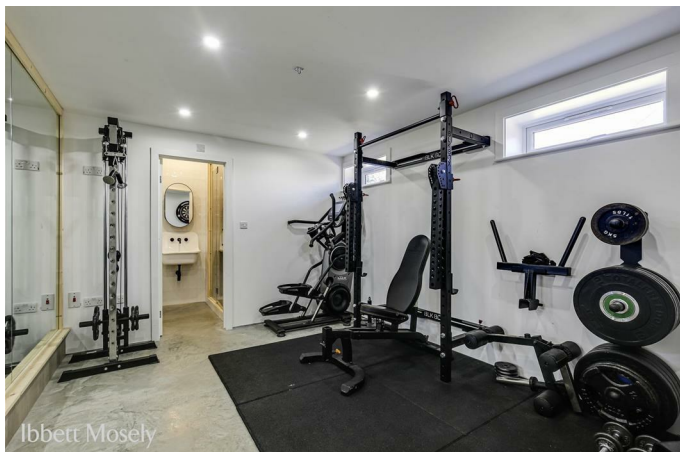
With double glazed bi-fold doors opening to the terrace and garden, underfloor heating, fireplace with log burner, glazed roof lights,. The kitchen area is well appointed with a large island unit, recessed stainless steel bowl, further base and wall units and fitted appliances including twin ovens, hob, extractor, fridge, freezer, dish washer and coffee machine.

#### HOME CINEMA

With underfloor heating, double glazed window and fitted cupboards.

#### LAUNDRY

Fitted with a range of base and wall units, plumbing for washing machine, inset stainless steel bowl,. Dog bath, underfloor heating, space for further appliances and double glazed window.





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### REAR HALL

With underfloor heating, double glazed door to the garden and fitted cupboards.

### GYM

With underfloor heating, double glazed window and large wall mirror.

### BATHROOM/SAUNA

With enclosed bath with separate shower over, hand basin, part tiled walls, extractor fan and SAUNA.

### STAIRCASE HALL

Cupboard with gas boiler and hot water cylinder,. Fitted wine racks and shelving and underfloor heating.

### CLOAKROOM

With w.c. and hand basin with shelves under. underfloor heating, part tiled walls and extractor fan.

### OUTSIDE

An in and out drive from Maesmaur Road allows ample parking space, there is a large detached garage with light, power, double glazed windows, roller shutter and side doors and ample space for a workshop.

### THE GARDEN

Immediately to the back of the property is a terrace with lawns either side, behind the garage is a decked area with pergola and bar b cue area, There are steps down to a lower area of lawn and steps to one side up to the drive.

In all the plot extends to about a third of an acre.

### SERVICES AND COUNCIL TAX

Mains gas, water, electricity and drainage.  
Tandridge District Council - Band"F"

### DIRECTIONS

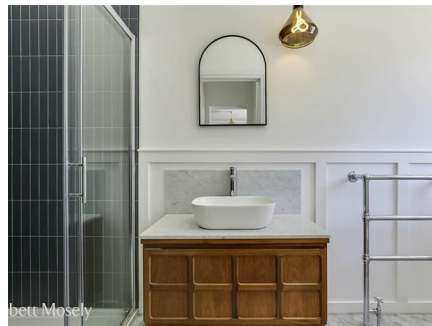
Leave the village with the Old Ship Pub on your left and proceed down Ship Hill. Pass Vern Place and Ninehams Road on the left and take the next left into Maesmaur Road, the property will be on the left.



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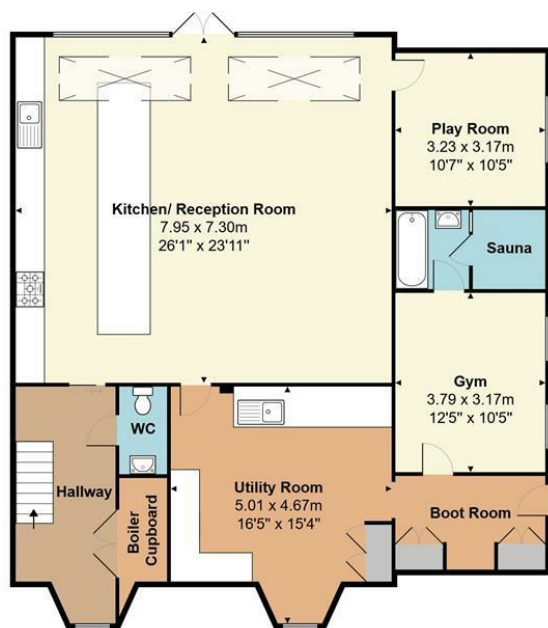
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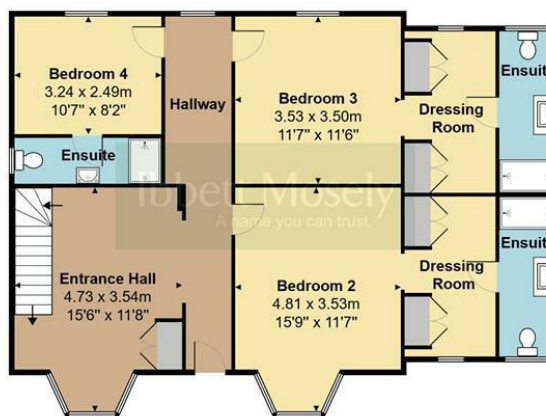
Total Floor Area: 315.0 m<sup>2</sup> ... 3390 ft<sup>2</sup>



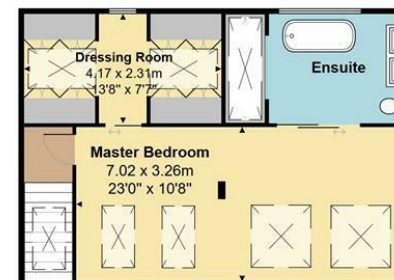
Outbuilding  
Total Floor Area 53.9 m<sup>2</sup> ... 580 ft<sup>2</sup>



Lower Ground Floor  
Total Floor Area 129.3 m<sup>2</sup> ... 1392 ft<sup>2</sup>



Ground Floor  
Total Floor Area 85.9 m<sup>2</sup> ... 924 ft<sup>2</sup>



1st Floor  
Total Floor Area 45.9 m<sup>2</sup> ... 494 ft<sup>2</sup>

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

Ibbett Mosely

Westerham 01959 563265

EPC Rating-

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