



Ibbett Mosely

Paynesfield Road, Tatsfield, TN16 2BQ



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A unique detached residence of character set in garden and grounds of about one and three quarter acres within the Green Belt, there are views over a wooded valley to the hillside beyond.

Internally the property provides superb reception accommodation with built in period features, especially the galleried reception room with most ground floor rooms having ornate ceilings.

Approached down a long drive the home provides a secluded, private and quiet setting

## PRICE

Offers in the region of £1,400,000

## 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 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 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 VESTIBULE

With tiled flooring, leaded light windows and part glazed door to the entrance hall.

### ENTRANCE HALL

With parquet flooring, radiator, alarm control panel and decorative ceiling.

- Three Bedrooms
- Two Bath/Shower Rooms (Including an En-Suite)
- Lounge \* Dining/Music Room
- Study
- Galleried Reception Room
- Kitchen
- Cloak/Utility Room
- Gas Central Heating (Radiators and Partial Underfloor Heating)

## LOUNGE

With inglenook style fireplace with log burner and beam over, radiator, double glazed window, woodblock flooring and highly decorative ceiling.

## DINING/MUSIC ROOM

Being open to the lounge, a triple aspect room with two sets of doors leading to the terrace and garden with views over a wooded valley. Timbered ceiling and radiator.

## KITCHEN

Fitted with a range of base and wall units with granite worktops. Single drainer single bowl sink unit, breakfast bar, gas hob, electric oven. Plumbing for a washing machine/dishwasher. Wood block flooring. Timbered ceiling and door to the entrance hall.

## STUDY

With mainly panelled walls, decorative ceiling, parquet flooring, stone and timbered surround to the fireplace, book/display shelving. Underfloor heating. Arched double doors to the sitting room.





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## SITTING ROOM

A magnificent galleried room with double aspect windows, stone surround to fireplace, vaulted timbered ceiling, travertine tiled floor with underfloor heating. Door to the garden and stairs to the gallery.

## GALLERY

With highly decorative staircase and balustrade. Stained glass windows to one end and views of the garden at the other end.

## BEDROOM ONE

With part panelled walls, parquet flooring with underfloor heating, built in wardrobes and shelved cupboards and decorative ceiling.

## EN SUITE SHOWER ROOM

With shower cubicle, w.c., and hand basin with cupboards under. Travertine tiled walls and floor with underfloor heating,.Heated towel rail and extractor fan.

## CLOAK/UTILITY ROOM

With w.c., hand basin, radiator, cupboard with gas boiler, hot water cylinder and controls for the underfloor heating Plumbing for washing machine.

## FIRST FLOOR

### LANDING

With eaves cupboards, double glazed skylight window, wardrobe cupboard, linen cupboard and store cupboards.

### BEDROOM TWO

With radiator, double glazed Velux window, storage cupboards and part sloping ceilings.

### BEDROOM THREE

With radiator, double glazed Velux window, wardrobe cupboard, eaves cupboards and part sloping ceilings.



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## BATHROOM

With enclosed bath with a separate shower over and shower screen, w.c. and hand basin. Tiled walls, ladder style heated towel rail and double glazed Velux window.

## OUTSIDE

From Paynesfield Road, an initial block paved drive leads down to a vehicular and pedestrian gates. Partway down is a resin surfaces turning area with large lion statue. A Detached Double Garage with double doors, light, power and side door. Loft space above provides storage. Solar panels on the garage roof. Continuing down the block paved drive to the front of the property, there is ample parking space and a Detached Car Barn for two further vehicles.



## THE GARDEN AND GROUNDS

There are many areas of interest, so a walk around the garden and grounds is essential to appreciate the vast selection of specimen trees and shrubs. Consisting of formal gardens, woodland areas with seasonal flora and a meadow with folly and established topiary. There are numerous statues/fountains, most of which will remain and a walled garden. The garden and grounds extend in total to about 1.75 acres.

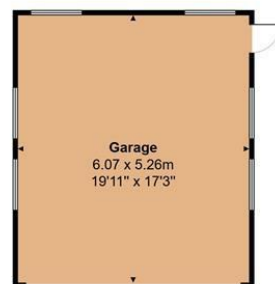
## SERVICES AND COUNCIL TAX

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

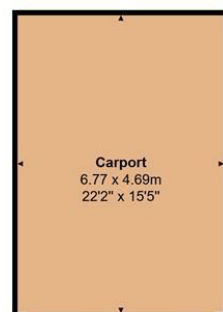
## ROUTE TO VIEW

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 to the end of the road when the entrance to the property will be on the left.





**Outbuilding**  
Total Floor Area 31.9 m<sup>2</sup> ... 344 ft<sup>2</sup>



**Outbuilding**  
Total Floor Area 31.8 m<sup>2</sup> ... 342 ft<sup>2</sup>

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Total Floor Area: 265.6 m<sup>2</sup> ... 2858 ft<sup>2</sup> (excluding eaves storage, void)

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

Westerham 01959 563265

EPC Rating- C

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