





Old Lane, Tatsfield, Surrey, TN16 2LH

GUIDE PRICE: £875,000 FREEHOLD

- DESIRABLE VILLAGE LOCATION • SEMI-RURAL SETTING
- TRANQUIL NO-THROUGH-ROAD • CLOSE TO PRE & PRIMARY SCHOOLS
- PERIOD HOME • VERSATILE LAYOUT • CIRCA AN ACRE PLOT
- LARGE DETACHED BARN & OAK FRAMED GARAGING/WORKSHOP
- 4/5 BEDROOMS • OPEN-PLAN DINING KITCHEN WITH APPLIANCES
- UTILITY/CLOAKROOM • SITTING/DINING ROOM WITH LOG BURNER
- PLEASANT 15 MIN OFF-ROAD WALK TO VILLAGE SHOP, PUB ETC

A neatly presented late Victorian cottage with a welcoming, homely feel throughout, idyllically set within an acre plot at the end of a quiet lane, to include a sizeable detached barn and garaging/workshop complex.

A sensitively conceived and impressively executed double storey rear extension has recently been added - further enhancing the already spacious and versatile accommodation - to provide a relaxed, sociable and superbly appointed dining kitchen, separate utility/cloakroom and principal bedroom area encompassing a contemporary wet room, built-in wardrobe storage and attractively vaulted bedroom enjoying a delightful garden outlook.

With its strong emphasis on lifestyle and the great outdoors, this is without doubt a property to enjoy coming home to.

POINTS OF NOTE

- Double glazed throughout & characteristically high ceilings
- Practical entrance lobby with solid oak front door and wooden flooring
- Spacious kitchen diner with underheated (wet system) ceramic tiled floor, encompassing a pair of folding doors opening to a paved 'courtyard style' garden terrace, complete with brick built pizza oven. Comprehensive array of Shaker style base/wall cabinetry by Wren Kitchens in an attractive charcoal grey colourway, with Corian counters/upstands over, incorporating a peninsula style breakfast bar, pull-out larders, plate rack, Le Mans corner cupboards, concealed bin system and striking glass splashbacks. Integrated appliances to include a tall fridge/freezer, Bosch microwave, slimline wine chiller and fitted extractor canopy. Space/plumbing for a washing machine and range style electric cooker. Moulded sink with adjacent draining area and multifunctional Quooker tap. Door to a separate:
- Utility room/cloakroom with WC and fitted range of white Shaker style cabinetry, counter space, ceramic butler sink and tiled splashback. Space/plumbing for a washing machine with the ability to stack a tumble dryer above
- Dual aspect sitting/dining room with French doors to the rear terrace, inset log burner mounted on a polished marble hearth and bay window with integral storage seat
- Fully tanked lower ground floor accessed via a full staircase, offering a cosy snug/music room and additional bedroom/reception (currently used as a gym)



- The clever extension has created a master suite area incorporating a dual aspect main bedroom with high-level skylights, vestibule with deep shelved cupboards and a contemporary style wet room with underfloor heating (electric), Aqualisa shower, floor mounted vanity with open storage and mounted marble basin, WC and heated towel rail. Ceramic floor tiling and metro-tiled walls to dado height

- Two further double-sized bedrooms, both enjoying a pretty wooded aspect to the front, incorporating useful fitted wardrobes/furniture

- Fourth bedroom currently used as a study, with fitted wardrobes offering hanging/drawers, oak desk with storage cupboard below and tall unit offering storage/open shelving

- Full, family bathroom with Amtico flooring, curved shower cubicle with drench head, jacuzzi style bath with folding glass screen and wall mounted shower attachment, WC, vanity cabinet with inset basin, mixer tap and storage cupboard. Heated towel rail, localised wall tiling and extractor fan

- Block paved driveway offering parking for several cars

- Bespoke oak framed garaging (built in 2015) incorporating open and closed bays, together with a separate workshop area and covered log store. Power and light throughout

- Garden/grounds extending to approximately an acre, with rolling lawn, established trees and greenhouse

- Large detached barn suitable for a multitude of uses with power supply, comprising two rooms and open veranda

LOCATION:

Tatsfield is a charming village with its own primary school and a strong sense of community, located on the county borders of Kent and Surrey. There is a village store together with a pub and restaurant set around the village green with duck pond. Oxted, Bromley and Croydon are all within a reasonable distance, offering more comprehensive shopping, leisure facilities and mainline stations with regular services to London

SERVICES, INFORMATION & OUTGOINGS:

Mains: electricity, water, gas and drainage

Council Tax Band: F (Tandridge)

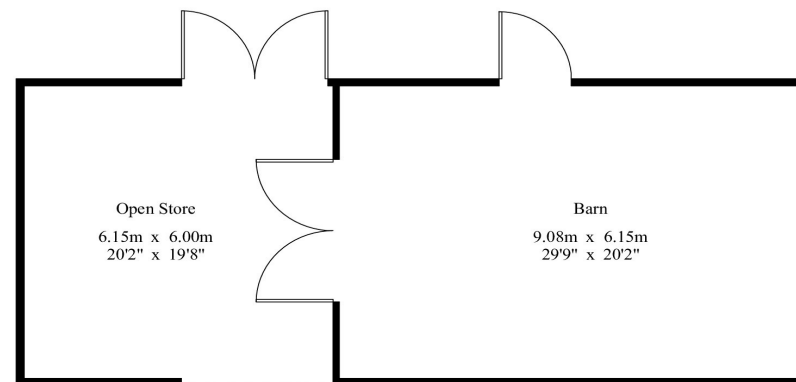
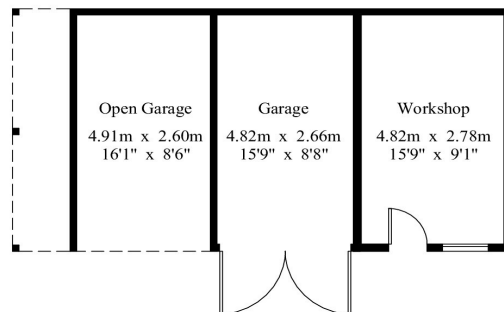
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VIEWING - Strictly by appointment via James Millard Independent Estate Agents, 1 & 2 The Grange, High Street, Westerham, Kent TN16 1AH

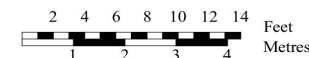
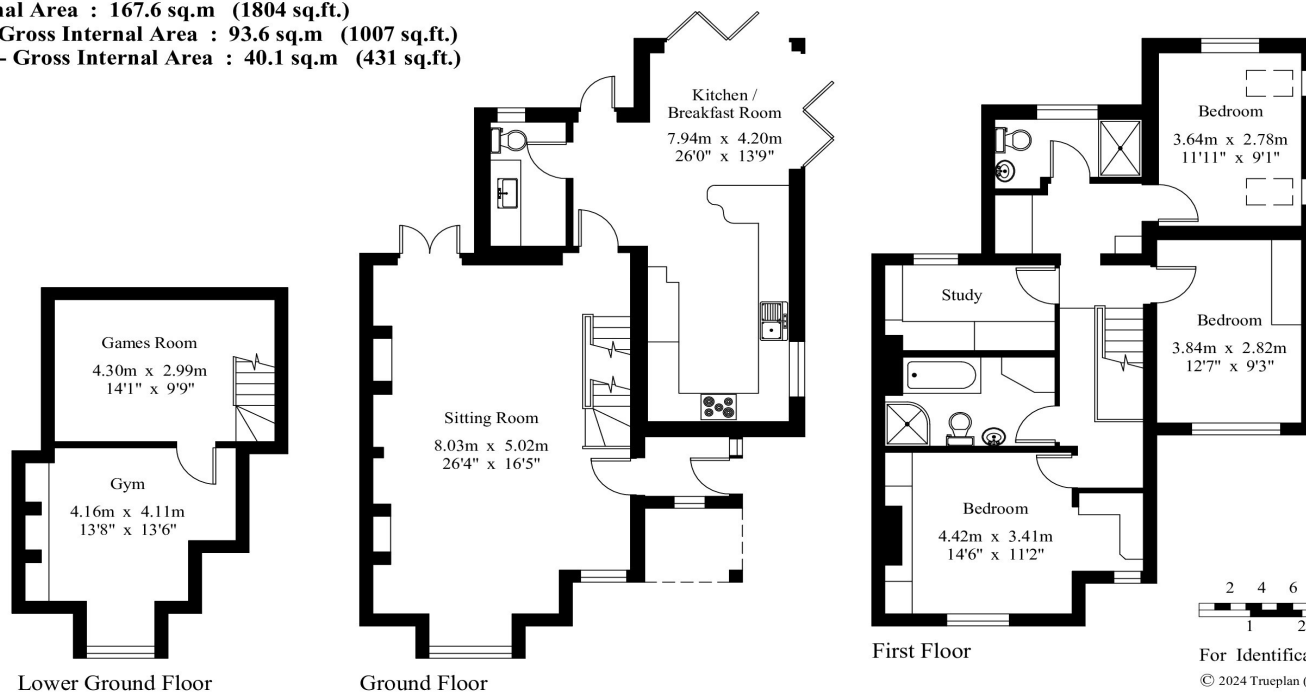
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House - Gross Internal Area : 167.6 sq.m (1804 sq.ft.)
Barn / Open Store - Gross Internal Area : 93.6 sq.m (1007 sq.ft.)
Garage / Workshop - Gross Internal Area : 40.1 sq.m (431 sq.ft.)



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