





Old Lane, Tatsfield, Surrey, TN16 2LJ

GUIDE PRICE: £469,950 FREEHOLD

- EDWARDIAN SEMI WITH PERIOD FEATURES
- SOUGHT-AFTER, NO-THROUGH-ROAD LOCATION
 - PICTURESQUE RURAL OUTLOOK
- CUSP OF VILLAGE SETTING, CLOSE TO PRE & PRIMARY SCHOOL
 - HERITAGE DOUBLE GLAZING
- VERSATILE RECEPTION SPACE WITH LOG BURNER
 - TWO DOUBLE BEDROOMS
- SPACIOUS BATHROOM WITH WALK-IN SHOWER
 - 75FT REAR GARDEN WITH WESTERLY ASPECT
 - DRIVEWAY PARKING

Located on a peaceful no-through-road on the edge of the village and enjoying a delightful, leafy outlook, this attractive Edwardian cottage offers a seductive blend of old and new, with its stylish mix of original features, contemporary décor and modern comfort.

Sensitively improved over recent years, the accommodation is well-proportioned benefitting from two double sized bedrooms, a beautifully renovated bathroom with a newly installed walk-in shower and interchangeable reception spaces, perfect for entertaining guests, relaxing on the charming, bay window seat with a good book or simply snuggling by the cosy log burner on a chilly evening.

Another highlight of the property is the landscaped rear garden, extending to circa 75ft and bathed in westerly sunlight, providing the ideal setting for outdoor gatherings or unwinding amidst nature.

Driveway parking completes the profile of this most enticing proposition.

POINTS OF NOTE:

- Period style casement & sash double glazing with charming 'monkey tail' fasteners
- Authentic features to include picture railing, exposed floorboards, four panel pine rim-lock doors and stained glass panels
- Entrance hall with stairs rising to the first floor
- Modern handleless, soft-close kitchen cabinets and drawers in a neutral colourway with wood laminate worktops over, attractive splashback tiling in subtle pastel tones, vinyl flooring, integrated fridge/freezer, electric oven, gas hob (with fitted extractor over), space/plumbing for a dishwasher and a washing machine. Wall mounted Worcester Bosch combi-boiler, 1.5 bowl stainless steel sink with mixer tap/drainers and inset ceiling spots. Door leading outside to the garden
- Dining room incorporating a fireplace with an impressive, painted, original wooden surround, together with a fitted log burner, tiled recess and slate hearth. Door to a deep understairs' cupboard. Folding glazed doors to:

- Sitting room with bespoke bay window seat offering integral storage and a delightful view over green space to the front
- Galleried upper landing with original, fitted tall wardrobe cupboard. Hatch to a loft with convenient drop-down ladder
- Two double sized bedrooms, both with attractive outlooks
- Spacious bathroom comprising a recently installed double-sized walk-in shower with drench head and hand-held attachment, double ended panelled bath with mixer tap and hand-shower, WC, pedestal basin and extractor fan. Decorative vinyl flooring and localised wall tiling. Original pine corner cupboard, offering useful, deep, shelved storage
- Fully fenced/hedged rear garden extending to approximately 75 ft with gated side access to the front, a level, paved terrace, sloping lawn and shed to the rear boundary. Planting to include a mock cherry tree, apple tree and roses
- Driveway parking to the front

LOCATION:

Tatsfield is a charming village located on the county borders of Surrey and Kent. Good mainline train services to London are available just 7 minutes drive away via Woldingham or Hayes (33 minutes). The village offers a village store and tea room, a restaurant/hotel and a village pub. The village has a very strong community, offering a huge variety of activities, clubs and sports to participate in. Extensive shopping and leisure and restaurant options are available in Oxted, Westerham, Warlingham, Bromley and Sevenoaks.

SERVICES, OUTGOINGS & INFORMATION:

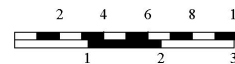
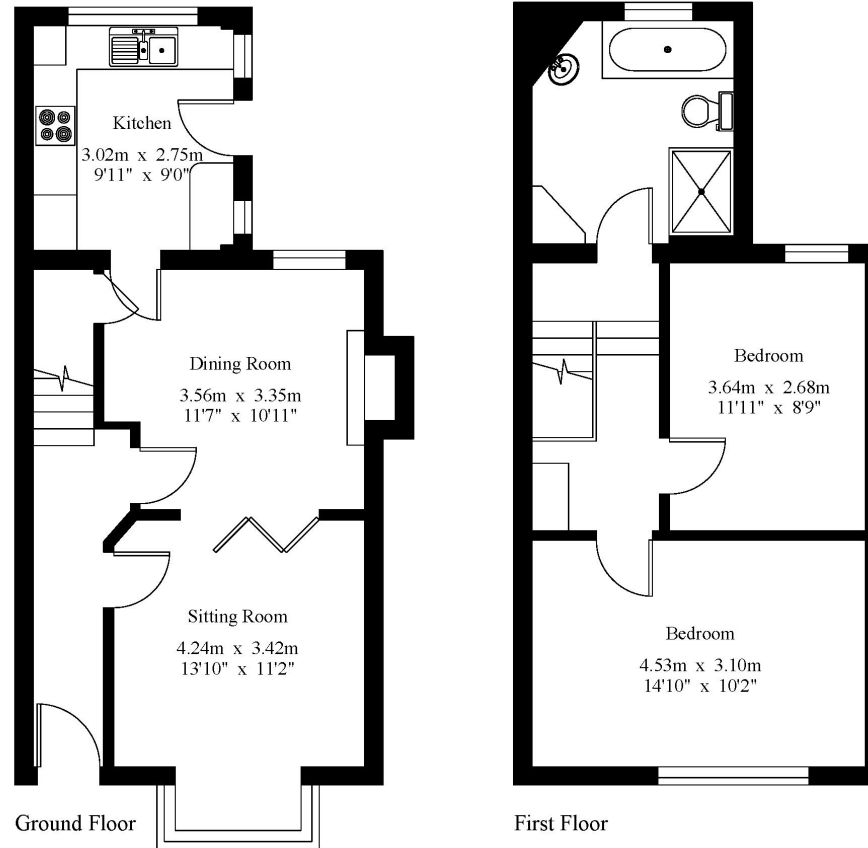
Mains: electricity, water, gas and drainage
 Council Tax Band: E (Tandridge)
 EPC: D

VIEWING:

Strictly by appointment via James Millard Independent Estate Agents
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Gross Internal Area : 82.3 sq.m (885 sq.ft.)



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