





Ricketts Hill Road, Tatsfield, Kent, TN16 2NB

GUIDE PRICE: £1,170,000 FREEHOLD

- DESIRABLE VILLAGE LOCATION WITH LOCAL AMENITIES
- EXTENDED VICTORIAN FAMILY HOME • PERIOD FEATURES
- SECLUDED MATURE PLOT OF CIRCA 2/3 ACRE • PICTURESQUE OUTLOOK
- SPACIOUS & VERSATILE LAYOUT WITH INTEGRAL ANNEXE POTENTIAL
- FOUR BEDROOMS • OPEN-PLAN DINING KITCHEN WITH APPLIANCES
- SITTING ROOM WITH LOG BURNER • UTILITY & CLOAKROOM
 - DOUBLE GARAGE & DRIVEWAY PARKING
 - CLOSE TO PRE & PRIMARY SCHOOLS

A most handsome Victorian home, occupying an enviably secluded, mature plot spanning circa 0.66 acres, providing an idyllic retreat from the hustle and bustle of everyday life.

Sensitively enlarged in recent times, the property encompasses pleasingly proportioned, inherently versatile accommodation, with period features adding both character and charm to create a warm and inviting atmosphere to call home. There is even scope to establish an integral annexe should one wish.

Tatsfield's sought-after pre and primary schools are close by, whilst convenient transport links running between the village centre and nearby Biggin Hill, ensure that this superb family choice offers the perfect blend of peaceful countryside living with easy access to amenities

OVERVIEW:

This attractive property, with its distinctive 'fish scale' tile hung principal elevation, greets you with a practical, enclosed entrance porch, offering plenty of family-friendly space to either side for storing shoes and other outdoor essentials. A front door opens through to a welcoming hallway, complete with useful understairs' cloakroom, adjacent storage cupboard and authentic cornicing and dado detailing.

To the right, a spacious sitting room is a splendid celebration of Victorian aesthetics, with its characteristically elevated ceiling height, picture rail and fireplace with pine surround, stone paved hearth and recessed log burner, forming a striking focal point. A charming pair of original French doors lead through to a dual aspect snug/sun room, benefitting from sliding doors to and picturesque views over, the rear garden. A door connects to the adjacent utility/boot room, equipped with space/plumbing for a washing machine and a separate tumble dryer, together with a mix of base and wall cupboards and counter with inset, stainless steel sink.

To the left of the hall, the accommodation is balanced by a sociable, open plan dining kitchen boasting a full gamut of NEFF/Bosch integrated appliances as well as an electric Rangemaster cooker with fitted extractor over and a comprehensive array of cherry wood base and wall cabinetry, some of which is glazed, with delightful Rennie Mackintosh design accents, under-cupboard lighting, tiled splashbacks and granite counters/upstands. A roof lantern floods the space with a superb quality of natural light and a fireplace with wooden surround, marble slips/hearth and living flame gas fire adds a cosy dimension.



A lobby from the kitchen provides access to a recent extension conceived with great sensitivity to the original Victorian architecture, encompassing the double garage, a further reception (ideal as a study) and a sumptuous upper floor bedroom suite. Enjoying a glorious vista over the garden, this superb space boasts a vaulted ceiling complete with skylights, as well as fitted wardrobes to one wall and concealed jib door to a luxurious shower room.

The core bedroom accommodation is set within the main house, oriented around a part galleried first floor landing, with hatch to a useful loft space (with light and drop down ladder).

The main bedroom stretches the full depth of the house with leafy outlooks to front and rear, a range of fitted wardrobe cupboards and a useful vanity console with basin and storage. Two further bedrooms accommodate double beds.

A stylish, newly refurbished shower room completes the first floor layout.

The established, fully fenced/hedged gardens to front and rear - conveniently gated to both sides - are a fine feature of the property, providing an excellent oasis of peace and seclusion. Principally laid to lawn - including a large level expanse near the rear boundary - they are well-stocked with a variety of shrubs, herbaceous perennials and trees, to include apple, pear, whitebeam, horse chestnut and a majestic beech to the front.

Set behind an electric gate with intercom entry, the crunch gravel driveway caters for numerous vehicles with ease and is neatly equipped with an EV charger. A double garage with electric roller door and integral workshop/storage zone is a valuable further addition.

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. Sevenoaks, Westerham, Oxted & Bromley are all within easy reach, offering more comprehensive shopping, leisure facilities and mainline stations with regular services to London

SERVICES, INFORMATION & OUTGOINGS:

Mains electricity, water (water softener in situ), gas & drainage
Council Tax Band: G (Tandridge)

EPC: D

VIEWING - Strictly by appointment via James Millard Independent Estate Agents, 1 & 2 The Grange, High Street, Westerham, Kent TN16 1AH - www.jamesmillard.co.uk
Tel: (01959) 565756 E-mail: westerham@jamesmillard.co.uk



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Total Floor Area: 203.0 m² ... 2185 ft²



Ground Floor
Total Floor Area 121.1 m² ... 1304 ft²



1st Floor
Total Floor Area 81.8 m² ... 881 ft²

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

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