



**£1,250,000**

**Paynesfield Road**

Westerham, TN16 2BQ

## PROPERTY SUMMARY

A well appointed four bedroom double fronted detached family home occupying close to 3,500 square feet, with the most stunning gardens that have to be seen to be fully appreciated. This family home occupies an elevated position over the gardens, with a central feature pond. The property benefits from four double bedrooms, three bathrooms, a generous 37' reception room, bespoke fitted kitchen, utility room, a reception hallway, two guest cloakrooms and a study/snug. Of particular note is the Juliet Balcony off the main bedroom with panoramic views across the west facing gardens and greenbelt. Tatsfield is a quiet village with a friendly community and is known for its natural surroundings, with a highly regarded primary school, local village store, tea rooms and Post Office. Bus routes run to Oxted with trains into central London.

4



3



3

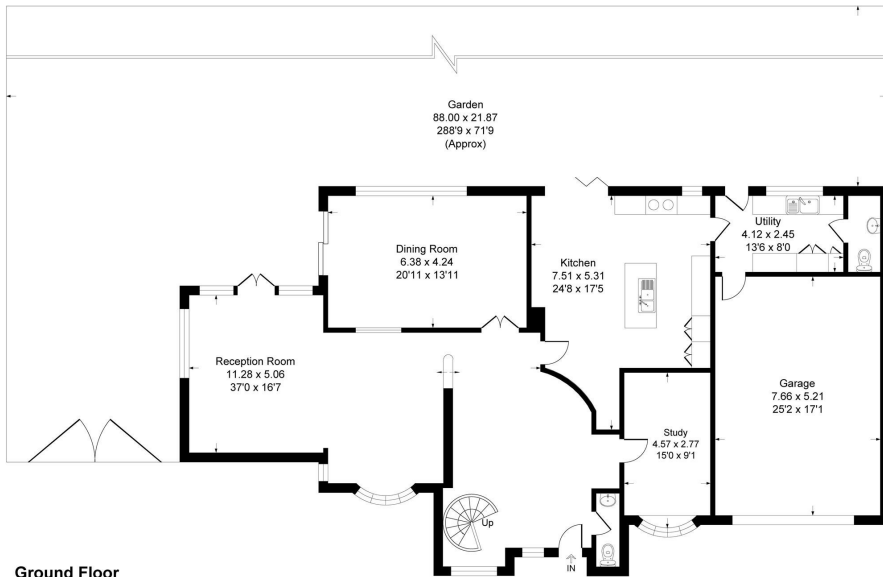




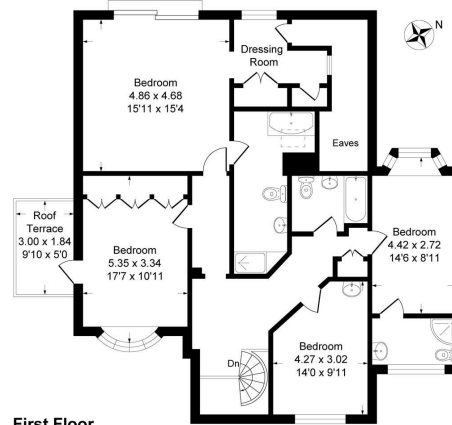




# Paynesfield Road, Tatsfield, Tatsfield, Westerham, Kent, TN16



Approximate Gross Internal Area  
 282.4 sq m / 3040 sq ft  
 Garage = 40.5 sq m / 437 sq ft  
 Total = 322.9 sq m / 3477 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
**Produced By Planpix**



**LOCAL AUTHORITY**

**TENURE**  
 Freehold

**EPC RATING:**  
 D

**COUNCIL TAX BAND**  
 G

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

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