



GUIDE PRICE

£1,250,000

Maesmaur Road

Tatsfield, TN16 2LD

PROPERTY SUMMARY

GUIDE PRICE £1,250,000 - £1,500,000 Perched in this beautiful setting with stunning views across the surrounding countryside and woodland, this tastefully refurbished family home offers well proportioned and generous family accommodation occupying in excess of 3500 square feet. With all four bedrooms benefitting from an en-suite bathroom, three of which also have a dressing room. Further benefits include a cinema room, gym and sauna, fully equipped utility room with a dog shower. Landscaped rear garden with a generous barbecue area and a double garage, with workshop. The property is located close to Tatsfield village, with it's bakery, post office and pubs and highly regarded primary school. EPC: F

Freehold
COUNCIL TAX - F
Construction - Traditional
Mains Services - Yes
Heating System - Under floor heating
Broadband - EE
Mobile coverage - Good
Restrictive covenants - No

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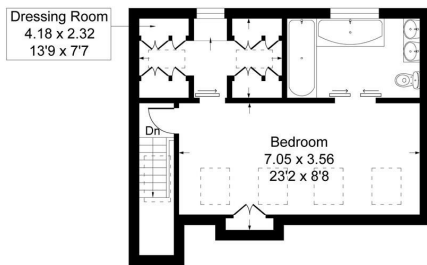
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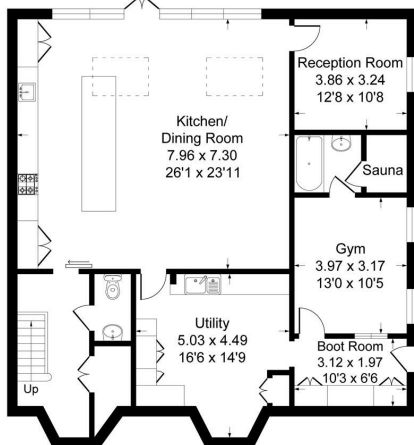
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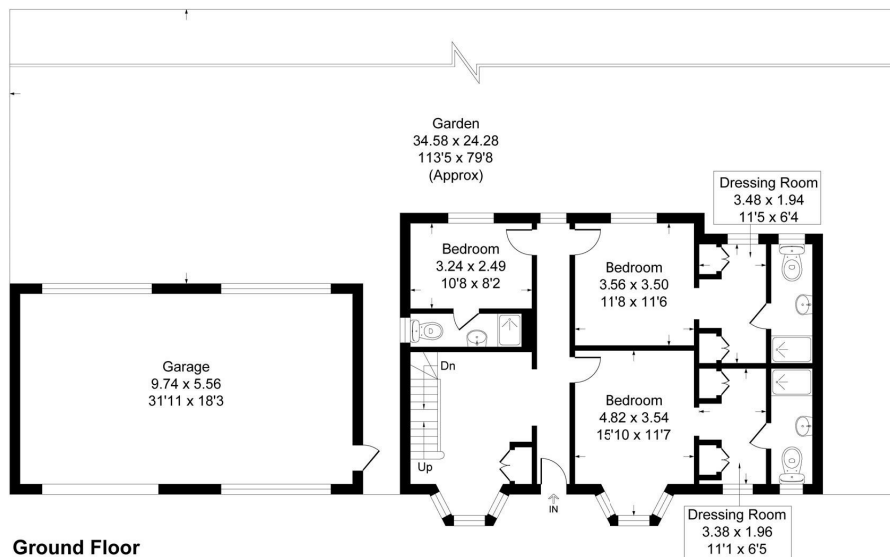
First Floor



Lower Ground Floor

The Firs, Maesmaur Road, TN16

Approximate Gross Internal Area 270.9 sq m / 2917 sq ft
 Garage = 54.1 sq m / 583 sq ft
 Total = 325.1 sq m / 3500 sq ft



Ground Floor

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

Tandridge

TENURE

Freehold

EPC RATING

F

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

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

75

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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

Sinclair Hammelton

OFFICE ADDRESS

1&2 The Grange
 Westerham
 Kent
 TN16 7AH

OFFICE DETAILS

01959 587 460
 infowh@sinclairhammelton