



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

4



4



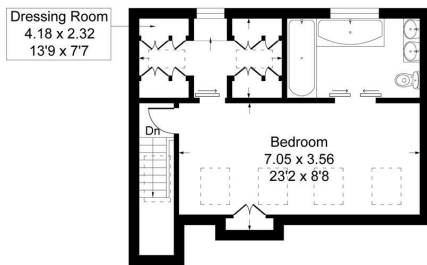
2



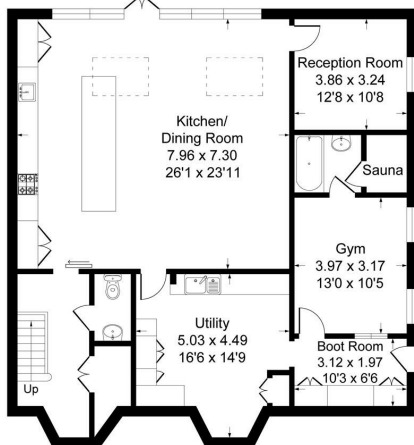








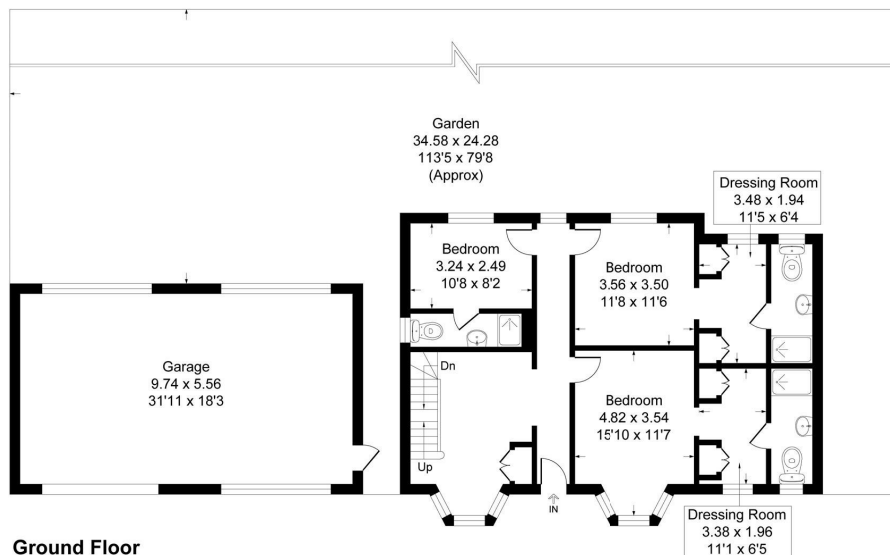
**First Floor**



**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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

75

35

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