



Ibbett Mosely



## Vern Place, Tatsfield, Surrey, TN16 2BF

### Offers In Excess Of £450,000 Freehold

A rare opportunity to buy in this stylish development.

An attractive inner terraced two bedroom home located in a much sought after gated development of only nine homes and located in the centre of this well regarded village.

- Two Bedrooms
- Kitchen
- Double Glazing
- Bathroom
- Cloakroom
- Two Parking Spaces
- Reception Room
- Gas Central Heating
- Garden

#### \*\*\* NO ONWARD CHAIN \*\*\*

In a select gated development of only nine homes built in 2005, the property is very well maintained and has attractive elevations in the cottage style being brick and tile hung under a tiled roof.

From Ship Hill an electric gate opens to well kept gardens and a mainly gravelled drive leading to the property. There is a monthly management charge, currently £35, which covers the upkeep and maintenance of the common areas and the electric gate.

#### LOCATION

Situated in the heart of this very attractive village where you will find a village shop and tea rooms, the Old Ship Pub, the Bakery Restaurant, a village club with sub post office, a charity shop, village hall and Tatsfield Primary School. There are many activities and clubs for all ages within the village.

Just outside the village centre there is a day nursery, the village church and Park Wood Golf Club.

For a wider choice of shops Westerham, Oxted and

Biggin Hill are all easily accessible.

Stations to London from Oxted (10 minutes drive), Woldingham (11 minutes drive) and Upper Warmingham (14 minutes drive). Fastest train to London is 29 minutes. M25 junction 6 at Godstone.

#### GROUND FLOOR

##### ENTRANCE PORCH

With a double glazed door to the hall.

##### ENTRANCE HALL

With radiator, store cupboard, recess under the stairs and fitted carpet.

##### CLOAKROOM

With w.c. and hand basin. Radiator, double glazed window, part tiled walls and tiled flooring.

##### RECEPTION ROOM

With two radiators, recessed ceiling lights, cupboard under the stairs, fitted carpet and two double glazed doors to the patio and garden with double glazed side windows.

## KITCHEN

Fitted with base and wall units, space for small table and chairs. Fitted appliances including hob with stainless steel splash back, oven and extractor, and fridge freezer. Plumbing for washing machine, single drainer one and a half bowl stainless steel sink unit, double glazed window, tiled flooring and cupboard with gas boiler for central heating and hot water.

## FIRST FLOOR

### LANDING

With fitted carpet.

### BEDROOM ONE

With radiator, double glazed window, fitted carpet, built in wardrobe cupboards and hatch to the loft space.

### BEDROOM TWO

With radiator, double glazed window, fitted carpet and linen cupboard with hot water cylinder and shelving.

### BATHROOM

With enclosed bath with mixer tap and hand shower attachment, shower cubicle, w.c. and hand basin. Chrome ladder style towel rail, shaver socket, part tiled walls and tiled flooring.

## OUTSIDE

### PARKING

There is parking to the front of the house for two vehicles.

### THE GARDEN

To the back of the property includes a patio, lawn, flowering trees and shrubs. There is a summerhouse with lights and power and a garden shed.

## SERVICES AND COUNCIL TAX

Mains gas, water, electricity and drainage.  
Tandridge District Council - Band "D"

## ESTATE CHARGES

There is a currently a monthly charge of £35 to the Vern Place Management Co Ltd to cover the upkeep and maintenance of common areas and the electric entrance gate.  
Copies of the management accounts for the years ending the 30th of September 2023 and 2024 are available.

## DIRECTIONS

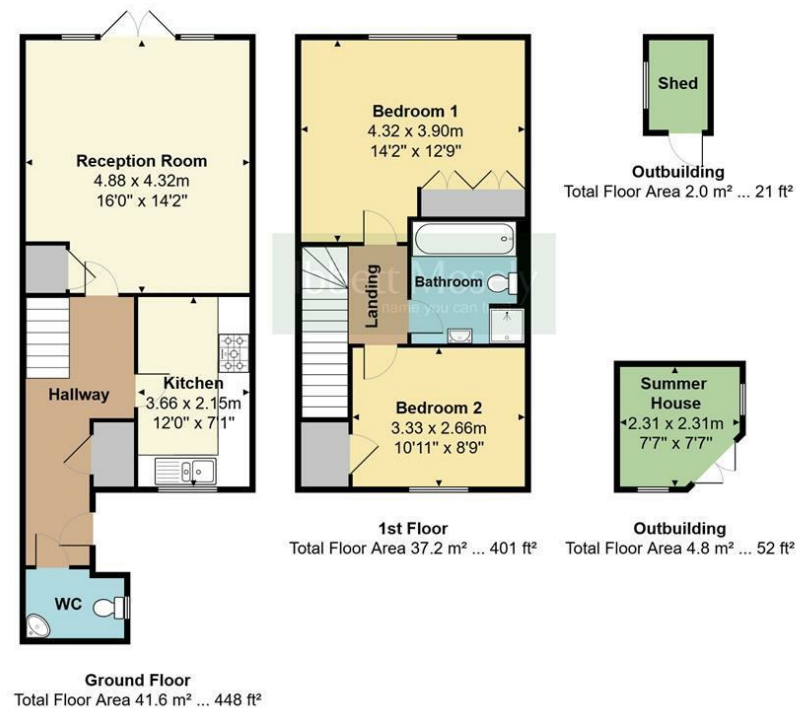
Leave the village green and pond on your left, when Vern Place will be on the left just after passing the Old Ship Pub.



## EPC Rating- C

Vern Place, Tatsfield, TN16

Total Floor Area: 85.6 m<sup>2</sup> ... 921 ft<sup>2</sup>



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