



Ibbett Mosely

Parkwood Road, Tatsfield, Surrey, TN16 2LT



obett Mosely

In a quiet and rural location this attractive detached family home is in the Green Belt is situated on a private unadopted no through road about a mile and a half from the village, surrounded by open countryside the spacious accommodation extends in total to about 2130 sq ft plus the garaging and outbuildings, and offers flexibility to use some ground floor rooms as additional bedrooms if required.

- Bedroom One with En-Suite Bathroom
- Three Further Bedrooms
- Ground Floor Family Bathroom
- Sitting Room and Dining Room
- Family Room, Study and Conservatory
- Kitchen
- Oil Central Heating
- Double Glazing
- Triple Garage and Parking
- Large Mature Gardens

**GUIDE PRICE £950,000 TO £975,000
FREEHOLD**

LOCATION

Tatsfield is a much sought after village, but don't be fooled into thinking this is a sleepy village! Tatsfield boasts many clubs and community activities, for a variety of age groups. Tatsfield also has a village shop, the Old Ship pub, a village social club with sub post office, a popular garage, allotments, a village hall and the primary school. Outside of the village you will find St Marys Church and Park Wood Golf Club. Oxted, Biggin Hill, Warlingham and Croydon for a wider choice of shops and Oxted, Woldingham and Upper warlingham for trains to London. M25 junction 6 at Godstone.

GROUND FLOOR

ENTRANCE HALL

With double glazed windows and opening to the reception room.

RECEPTION ROOM

With radiator, working feature fireplace with brick surround, open grate, brick hearth and log store. double glazed window and multi paned glazed door to the dining room.

DINING ROOM

With two radiators, double glazed patio doors to the back garden and archway to the kitchen.

KITCHEN

Fitted with a range of base and wall units, inset one and a half bowl single drainer stainless steel sink unit, part tiled walls, tiled flooring. Integrated hob, extractor and over, built in dishwasher space, built in fridge. Double glazed window and door to mthe utility room.

UTILITY ROOM

With single drainer single bowl stainless steel sink unit, base and wall units, Potterton oil boiler for central heating and hot water. Plumbing for a washing machine and tumble dryer, space for fridge/freezer. Door to the rear hall.





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INNER HALL

With radiator, stairs to the first floor.

FAMILY ROOM

With radiator, double aspect double glazed windows and feature fireplace surround with tiled slips.

STUDY

With radiator and double glazed window.

BATHROOM

With enclosed bath with a separate shower over, W.C., and hand basin. Radiator, mainly tiled walls, electric towel rail, radiator, maily tiled walls and recessed cupboard.

CONSERVATORY

With double glazed windows and doors to the garden.

FIRST FLOOR

LANDING

With door to balcony and linen cupboard with hot water cylinder and shelving.

BEDROOM ONE

With double glazed window and wardrobe cupboards.

EN-SUITE BATHROOM

With enclosed bath with mixer tap, w.c., and hand basin. Radiator, double glazed window, Velux window and tiled walls.

BEDROOM TWO

With radiator, double glazed window and range of wardrobe cupboards to one wall.

BEDROOM THREE

With radiator, double glazed double aspect windows and wardrobe cupboards.



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BEDROOM FOUR

With radiator, double glazed window and eaves cupboard.

OUTSIDE

GARAGING

There is triple garaging with parking to the front. The garages are formed as a double and single all with light, power and up and over doors.

THE GARDENS

One of the property's most appealing features is its beautiful mature gardens, which surround the house and create a picturesque setting throughout the seasons. Lovingly maintained over many years, they combine sweeping lawns with established herbaceous borders, a paddock, ornamental trees and shrubs, a productive vegetable garden, and a charming feature pond with bridge. Generous terraces provide the perfect place to relax or entertain while enjoying uninterrupted views across the gardens. The grounds are complimented by a substantial stable block with three bays and a spacious store with light and power, together with a partially completed summer house, a garden shed and a log store.

SERVICES

Mains water and electricity. Cesspool drainage.

COUNCIL TAX

Tandridge District Council - Band 'G'

DIRECTIONS

Leave Tatsfield village with the Old Ship Pub on your left and the Primary School on the right, proceed down Ship Hill to the crossroads and continue straight across into Ricketts Hill Road. Pass Rag Hill Close and Avenue Road on the left, Parkwood Road is the next road on the right.

Parkwood Road, Tatsfield



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Westerham 01959 563265

EPC Rating- F

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