



Ibbett Mosely





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## Kemsley Road, Tatsfield, Surrey, TN16 2BH

**Offers In Excess Of £800,000 Freehold**  
**A SPACIOUS DETACHED FAMILY HOME IN A PEACEFUL RURAL LOCATION**  
**APPROACHED VIA AN UNADOPTED BRIDLEWAY**  
**AND WITH VIEWS OVER THE SURROUNDING COUNTRYSIDE**  
**NO ONWARD CHAIN**

- 4/5 Bedrooms
- Kitchen/Dining Room
- Gas Central Heating
- 2 Bathrooms
- Study/Bedroom 5
- Large Garden
- Reception Room
- Utility Room
- Garage/Games Room and Ample Parking

With no onward chain, set in a picturesque rural location on the outskirts of the popular village of Tatsfield (near Westerham), this impressive detached family home offers a perfect blend of modern living and rural tranquillity.

Spanning an expansive 2,048 square feet, the property boasts five well-proportioned bedrooms, making it ideal for families seeking space and comfort. Upon entering, you are greeted by a large reception room leading to the kitchen/dining room. This offers the perfect entertaining space with doors directly onto the rear patio area. The layout of the house is designed to maximise natural light, creating a warm and welcoming atmosphere throughout.

Offering stunning views over the surrounding countryside, allowing you to enjoy the beauty of nature right from your doorstep, it is also worth noting the property is positioned along an unadopted bridleway, providing a sense of privacy and seclusion while still being within easy reach of the amenities of the village. This spacious modern family house is not just a home; it is a lifestyle choice, offering the perfect retreat from the hustle and bustle of everyday life.

If you are looking for a peaceful yet accessible location to raise your family, this property on Kemsley Road is an exceptional opportunity that should not be missed.

### LOCATION

Kemsley Road is located off of Paynesfield Road and is only accessible from Ricketts Hill Road. The village with its local shop and

tea rooms is a short drive away, also within the village you will find the village green with duck pond, a village club with sub post office, a well regarded restaurant, a pub and the village primary school. Tatsfield is one of the highest villages in Surrey but remains accessible to transport networks including stations at Oxted, Woldingham and Upper Warlingham, M25 at junctions 4, 5 or 6, there are also bus services from the village connecting to the Croydon Tram Link at Addington, Biggin Hill for additional shopping and more stations at Hayes, Orpington and Bromley.

There are State, Private & Kent Grammar schools in the surrounding area, with the local primary school being a feeder to Oxted School. There are also various sporting and recreational facilities.

### GROUND FLOOR

Steps from the drive lead up to a front paved sun terrace with railings. Front door opening to:

### ENTRANCE HALL

Linen cupboard with hot water cylinder, cloaks cupboard with small hatch access down to the Garage/Games Room

### RECEPTION ROOM

Feature open fireplace with brick surround, stone hearth and timber mantle. To the front is a large double glazed window showcasing woodland and countryside views. Doors lead to:

### KITCHEN/DINING ROOM

A bespoke kitchen fitted by Stokeswood construction in an extension to the house which was added in about 2014. The kitchen units in

part are hand made with solid wood work tops, base & wall units, inset ceramic Butler sinks with mixer tap and additional spray. There are fitted appliances including integrated dishwasher and fridge freezer. A central island has space for a large range style cooker and breakfast bar. There is a part vaulted ceiling with Velux windows and exposed timber cross beams. Double glazed French doors lead to the back garden. Within the dining area there is a double glazed door to the back garden and doors to the hall and:

#### UTILITY ROOM

Space and plumbing for a washing machine, tumble dryer and an American style fridge/freezer. Door to the back garden.

#### BEDROOM 1

With built in wardrobe cupboards.

#### EN-SUITE SHOWER ROOM

Fitted with a white suite of enclosed shower unit, w.c., and hand basin. There are part tiled walls and an extractor fan.

#### BEDROOM 2

With built in wardrobe cupboards.

#### STUDY/BEDROOM 5

Built in shelving unit with pelmet lighting.

#### BATHROOM

With enclosed bath, w.c., hand basin and part tiled walls.

#### FIRST FLOOR

#### LANDING

With storage cupboard.

#### BEDROOM 3

With eaves storage space and two double glazed Velux windows with built-in blinds.

#### BEDROOM 4

With eaves storage space and double glazed Velux window with built-in blind.

#### OUTSIDE

Gates at the entrance open to a drive which leads to the front of the property where there is ample off road parking.

The DOUBLE GARAGE was converted by our clients for storage and a games room (there are still two up and over doors). There is a gas boiler for central heating and hot water, light and power.

GARDENS: The front garden is mainly lawn, being either side of the drive and parking area. There is access on both sides of the house to

the rear garden which is tiered in different levels with a patio and additional level areas to allow seating if required to take advantage of the rural country views.

#### ROUTE TO VIEW

Leave the village (keeping the pub on your left) and continue down Ship Hill to the crossroads, turn left into Old Lane which feeds into Ricketts Hill Road. Pass Manor Road, Cudham Road and Hillside Road on your right and take the next road on the left into Paynesfield Road. Turn into Paynesfield Road and continue down the hill following the bridleway around to the right into Kemsley Road. The bridleway bends to the left and the property can be found a short distance along on the right. \*\*\* The road is no-through for vehicles from Tatsfield village. However, it is a lovely walk. \*\*\*

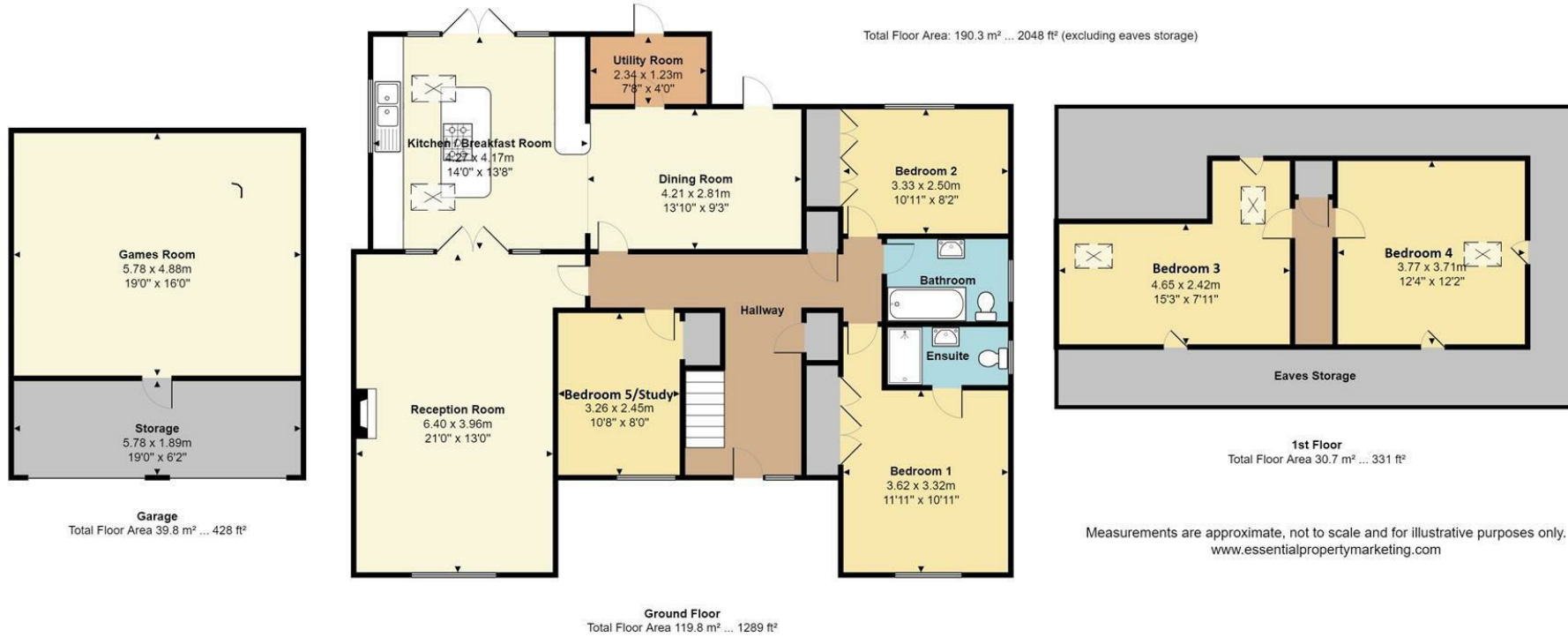
#### NB

The property is located along an unadopted bridleway. Care should be taken when accessing the property due the nature of the road surface.



Kemsley Road, Tatsfield, TN16

Total Floor Area: 190.3 m<sup>2</sup> ... 2048 ft<sup>2</sup> (excluding eaves storage)



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