



Ibbett Mosely

Rag Hill Close, Tatsfield, TN16 2LR



*** Inspection highly recommended ***
Situated in a semi rural private cul-de-sac of just six family homes this delightful detached four bedroom family home is immaculately presented and has been lovingly extended and refurbished for the current owner.

The large west facing garden overlooks and adjoins woodland to the back and the village is about a mile away

PRICE FREEHOLD £950,000

DESCRIPTION

Maintained to a high standard this beautifully presented detached four bedroom family home has brick and tile hung elevations under a tiled roof, since purchasing the house about twelve years ago the current owner has completely refurbished and extended the property including a spacious dining room with vaulted ceiling, new fitted kitchen and bathrooms, new internal inlaid doors, new flooring, many ceiling down lighters and complete redecoration.

LOCATION

Tatsfield is a much sought after village boasting almost forty clubs with numerous community activities, for a variety of age groups. Within the village there is a shop for every day needs, a tea room, the Old Ship Pub, the Bakery Restaurant, a village club with sub post office, a village hall, a popular garage and the primary school. Outside of the village you will find St Marys Church and Park Wood Golf Club. There are other sporting and recreational facilities and state and private schools in the surrounding villages and towns. Oxted, Biggin Hill, Warlingham, Westerham and

- Bedroom One with Dressing Area and En-Suite Shower Room
- Three Further Bedrooms
- Family Bathroom
- Lounge * Dining Room * Study
- Fitted Kitchen/Family Room
- Utility Room * Cloakroom
- Gas Central Heating
- Double Glazed Windows and Doors
- Double Garage and Parking
- Large West Facing Garden

Croydon for a wider choice of shops and Oxted, Woldingham or Upper Warlingham for trains to London. M25 junction 6 at Godstone

GROUND FLOOR

ENTRANCE PORCH

With double glazed door to the entrance hall.

ENTRANCE HALL

With radiator, inlaid Karndean flooring, alarm control panel and stairs to the first floor.

CLOAKROOM

With w.c., hand basin with cupboards under, chrome ladder style towel rail, double glazed window and recessed ceiling lights.

LOUNGE

A double aspect double glazed room with patio door to the terrace and garden, two radiators, feature brick fireplace and chimney breast with fitted log burning stove and tiled hearth.

KITCHEN/FAMILY ROOM

A bright and spacious room with fitted kitchen comprising a range of base and wall units with quartz surfaces, built in appliances including a hob with coloured splashback and extractor over, oven, dishwasher. Single drainer one and a





half bowl sink unit with mixer tap. Radiator, double glazed window, cupboard under the stairs with water softener. In the family area there is a further radiator and double glazed patio door to the terrace and garden with outside awning. The kitchen/family room has inlaid Karndean flooring throughout.

DINING ROOM

With radiator, double glazed patio door to the terrace and garden, inlaid Karndean flooring and vaulted ceiling with six Velux windows.

STUDY

With radiator, double glazed window, inlaid Karndean flooring and door to the utility room.

UTILITY ROOM

Fitted work surface with inset single drainer stainless steel sink unit, plumbing for a washing machine and space for a tumble dryer, wall cupboards, extractor fan and door to the garage.

FIRST FLOOR

LANDING

With radiator, hatch to the loft and two light tunnels.

BEDROOM ONE

With radiator and double glazed window. Open to the DRESSING ROOM with radiator, double glazed window and range of mirror fronted wardrobe cupboards. Door to the en-suite shower room.

EN-SUITE SHOWER ROOM

With a walk in shower with glazed screen, w.c. and hand basin with drawer under. Chrome ladder style towel rail, double glazed window, extractor fan, part tiled walls and tiled flooring

BEDROOM TWO

With radiator and double glazed window overlooking the garden

BEDROOM THREE

With radiator, double glazed window overlooking the garden and fitted wardrobe cupboards with mirror fronted doors.





BEDROOM FOUR

With radiator, double glazed window and cupboard over the stairs.

FAMILY BATHROOM

With enclosed bath with a mixer tap, separate shower cubicle, w.c. and hand basin with cupboard under. Chrome ladder style towel rail, double glazed window, part tiled walls, tiled flooring and extractor fan.

OUTSIDE

GARAGE

A double garage with electric up and over door, light, power, shelved racking, wall mounted gas boiler for central heating and hot water, hot water cylinder and door to the utility room.

There is ample driveway parking.

THE GARDEN

There is a side access to the back garden which is on the west side of the house where there is an excellent sun terrace, lawns and a number of trees and shrubs. There is outside lighting to the front, side and back of the property and outside taps to the front and back. The garden backs onto an area of woodland.

SERVICES

Mains gas, water, electricity and drainage are connected to the property.

COUNCIL TAX

The local authority is Tandridge District Council and the property is in Band "G" for council tax payments.

NOTE

Rag Hill Close is a private residential cul-de-sac which is owned by the six residents, A quarterly payment of £75 is made to cover upkeep and maintenance of the road and a grassed area on the left of the entrance.

ROUTE TO VIEW

From the village leave the Old Ship Pub and the village green on your left, continue down Ship Hill to the crossroads. Continue straight across in to Rag Hill Road. Rag Hill Close will then be found on the left.

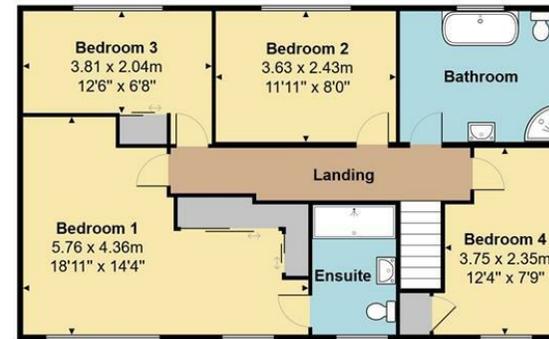


Rag Hill Close, Tatsfield, TN16

Total Floor Area: 189.7 m² ... 2042 ft²



Ground Floor
Total Floor Area 119.2 m² ... 1284 ft²



1st Floor
Total Floor Area 70.5 m² ... 758 ft²

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

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EPC Rating- C

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