

Ibbett Mosely







Rag Hill Road, Tatsfield, Kent, TN16 2LP

Offers Over £700,000 Freehold

In a peaceful semi-rural location, located outside of the village centre, this refurbished characterful semi-detached, three-bedroom family home offers the new owner secluded woodland setting with potential for two storey extension to the side, to create an exceptional four-bedroom home.

- Three Bedrooms - master, double & single
- Reception Room
- Double Glazing
- Large Mature Front and Back Gardens
- Ground Floor Bathroom
- Open plan Kitchen / Breakfast Room
- Two Home Offices
- First Floor Cloakroom
- Gas Central Heating
- Ample Parking in Tandem

*** GUIDE PRICE £700,000 TO £725,000 FREEHOLD ***

Situated in a much sought after road in the Green Belt.

This delightfully restored semi-detached three-bedroom family home, in a secluded woodland setting, offers the new owner the potential for a two-storey extension subject to necessary consents (precedent set).

The property has two useful home offices and large shed/workshop within its large, mature gardens, ample parking space and is close to Tatsfield Green, a multitude of stunning walks and is a short walk from the village centre.

LOCATION

A short walk from the village centre - with duck pond and green, shop, tea rooms, village social club with post office, charity shop, village pub, village hall and well-regarded primary school. There is also a nursery, the village church and Park Wood Golf Club, all within a short walk of the property.

Bus services to Oxted and Biggin Hill allow access to a wider choice of shops and station at Oxted. From Biggin Hill there are bus connections to Bromley, Hayes, Orpington and the Croydon Tramlink at Addington.

There are further state and private schools for all ages in the surrounding villages and towns as well as sporting and recreational facilities.

Convenient M25 access from junctions 5 and 6.

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

With tiled floor, radiator, fitted cupboards.

HALL

Recently carpeted stairs to the first floor and recess under the stairs, open arch to the reception room.

RECEPTION ROOM
Light and spacious with oak flooring with efficient underfloor heating throughout, leading into the kitchen / breakfast room.

KITCHEN / BREAKFAST ROOM
Fitted with a range of base and wall units with granite surfaces, breakfast bar, range style cooker, microwave and extractor hood. Wine fridge, space for double fridge/freezer, ceramic sink & boiling water tap. Door to the rear garden.

BATHROOM
Flowing from the bottom of the staircase, fitted in a traditional style, with a roll top bath with ball and claw feet, w.c, and hand basin. Heated towel rail, exposed painted floorboards with efficient underfloor heating & traditional half-height panelled walls, central extraction, with a storage cupboard housing the modern gas boiler.

FIRST FLOOR

LANDING
Recently carpeted throughout the first floor, with solid oak traditional doors leading to all bedrooms and the upstairs cloakroom including w.c.

BEDROOM ONE
Master bedroom with extensive built-in wardrobes, featuring large walk-in shower in alcove.

BEDROOM TWO
Double bedroom with large windows to the rear.

BEDROOM THREE
Single bedroom with windows to the rear.

CLOAKROOM
Recently refurbished, tiled cloakroom with w.c. and hand basin.

OUTSIDE

PARKING
Access from the road to a large driveway along the front lawn, providing parking for at least 5 vehicles.

THE GARDEN
The front garden is mainly lawn with mature boarders of trees and shrubs, gated side access to the back garden with large paved terrace, lawn, mature boundaries including trees, shrubs, and established rose arch, mature high hedging giving a good degree of seclusion. To the rear of the garden, backing onto woodland is a large shed/workshop with power and lighting and TWO HOME OFFICES both with underfloor heating (one with air conditioning) & network outlets for WiFi / Internet.





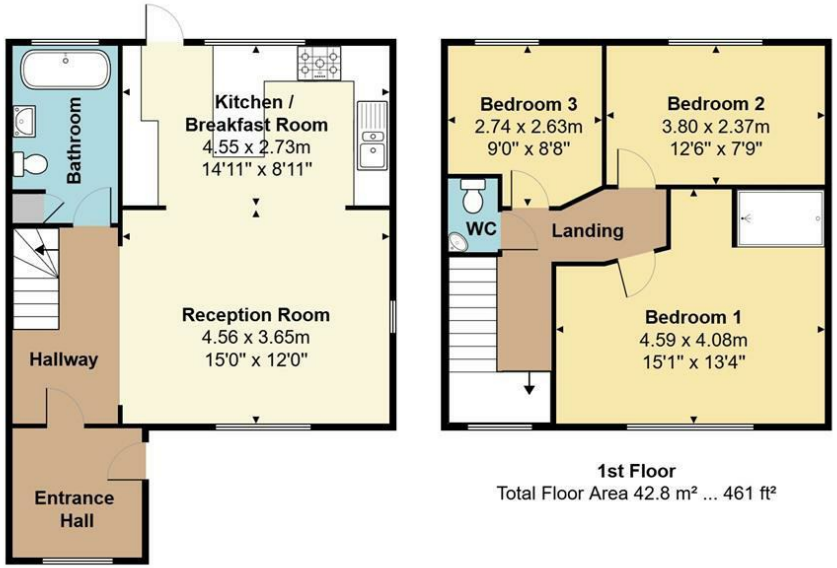




EPC Rating- C

Parkside Cottages, Raghill, Tatsfield, TN16

Total Floor Area: 90.0 m² ... 968 ft²



1st Floor
Total Floor Area 42.8 m² ... 461 ft²

Ground Floor
Total Floor Area 46.7 m² ... 502 ft²

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