



JONATHAN HALL

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Ricketts Hill, Tatsfield, Westerham, Kent, TN16 2NB

Price Range: £1,000,000 - £1,100,000

jonathanhall.exp.uk.com

Accommodation



Ground floor: porch, hall with stairs to first floor and cupboard below and ornate cornicing; cloakroom with WC and washbasin; spacious sitting room with picture rail and feature fireplace with log burner, French doors to the garden room with patio doors to the rear garden; utility room with wall and base cupboards, sink and spaces for washing machine and dryer; open-plan kitchen/dining/family room with bespoke cherry wood wall and base cupboards and drawers, granite worktops and upstands, an electric Rangemaster cooker with extractor hood above, integrated appliances, roof lantern, and feature fireplace with living flame gas fire; lobby with access to the large garage and stairs to the first floor; and study/bedroom.



First floor of extension: a large dual-aspect room, currently used as a bedroom, with an impressive, vaulted ceiling with skylights, French doors leading out onto the roof of the extension with superb far-reaching rural views, fitted wardrobes and a luxury ensuite shower room. First floor of original house: landing with hatch to loft with light and drop-down ladder; dual aspect bedroom with delightful rural views, a range of fitted wardrobe/cupboards and washbasin; two further double bedrooms; and a stunning shower room.

Outside

A handsome Victorian detached house with annexe potential, delightful rural views, secluded gardens, a large driveway and a spacious integral garage, set on a plot of approximately 0.6 acres in a sought-after and prestigious road in the popular village of Tatsfield with its local amenities including a sought-after primary school, pub, church, store, green and village hall. The property also benefits from period features, gas-fired central heating, double-glazed windows, and the potential for converting the garage and part of the house into a self-contained annexe or extending the property further (subject to obtaining the relevant consents).

The delightful secluded front garden is mainly laid to lawn with borders stocked with flowering plants and shrubs, mature hedging to the boundaries; a large gravel driveway providing substantial parking, accessed via an electric gate with intercom entry, an EV charger, a large integral garage with space for a workshop and an electric roller garage door, and there are gates to both sides of the property leading to the delightful rear garden which is mainly laid to lawn with borders stocked with flowering plants and shrubs and mature hedging to the boundaries, and trees including an apple tree and a pear tree and a large shed at the rear of the garden.

Agents Note

The property is freehold, in council tax band G, and benefits from gas fired central heating and double glazing.

Summary

- A Handsome Victorian Detached House
- Delightful Rural Views
- Annexe Potential
- Delightful Secluded Gardens
- Set on a Plot of approximately 0.6 Acres
- Sought-After Road in Popular Village
- Kitchen/Dining/Family Room, 3 Receptions
- 4 Bedrooms, 2 Shower Rooms, WC
- Large Driveway & Large Garage
- Oxted Station to London From 33 Mins





Location

The popular charming village of Tatsfield, is located on the North Downs on the borders of Surrey and Kent, and benefits from a strong sense of community, a sought-after primary school, pre-school and nursery, pub and restaurant, village store, village hall, village green with duck pond, cricket club, Park Wood Golf Club, St Mary's Church, and a bus services from the village centre to Biggin Hill.

The heart of Biggin Hill, with its wide range of local amenities including Waitrose supermarket, Tesco Express, Costa Coffee, tearoom and bakery, restaurants, take-aways, churches, pubs, Charles Darwin Secondary School, medical practice, dental practice, pool and library, is conveniently located approximately 0.7 miles away.



The sought-after picturesque historic town of Westerham is approximately 4 miles away.

The popular town of Oxted with its railway station with services to London with services to London Bridge (from 33 minutes) and Victoria (from 39 minutes), is approximately 5 miles away.

Bromley town centre (in Greater London) with its railway station with services to London Victoria (from 18 minutes), is approximately 8 miles away.

The highly sought-after historic town of Sevenoaks with its railway station with services to London Bridge (from 23 minutes), Charing Cross (from 32 minutes), Canon Street (from 33 minutes), and Blackfriars (from 39 minutes), is within 10 miles.

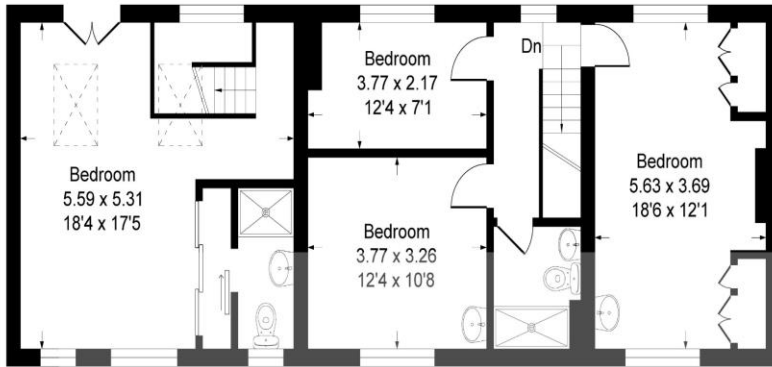


A handsome Victorian detached house with delightful rural views, secluded gardens, a large driveway and a spacious integral garage, set on a plot of approximately 0.57 acres in a sought-after and prestigious road in the popular village of Tatsfield.



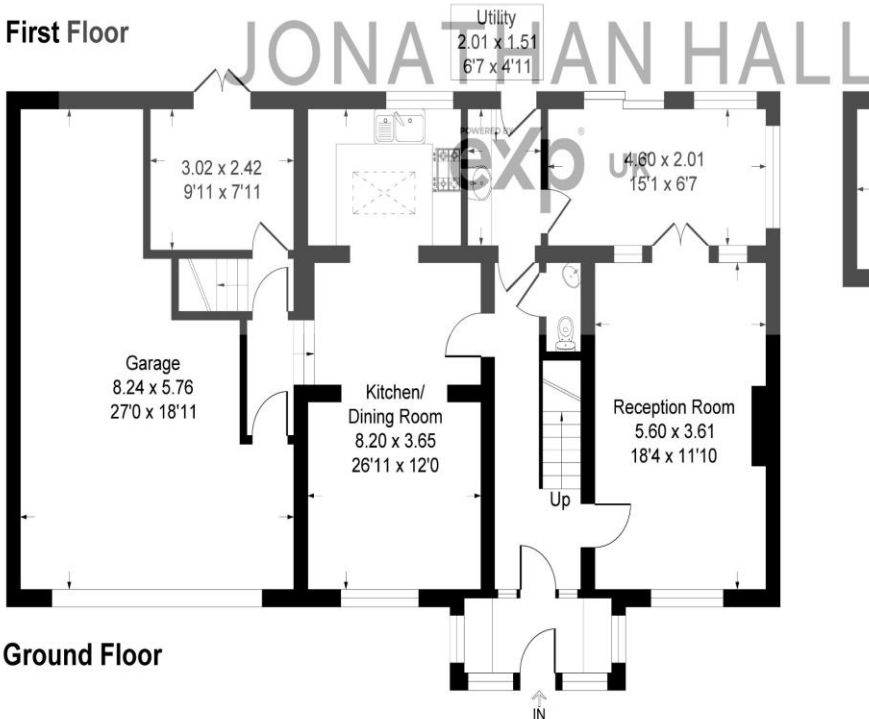


Approximate Gross Internal Area = 222 sq m / 2391 sq ft
 Approximate Outbuilding Internal Area = 15 sq m / 163 sq ft
 Approximate Total Internal Area = 237 sq m / 2554 sq ft

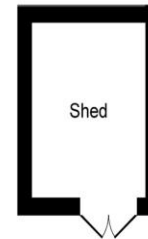
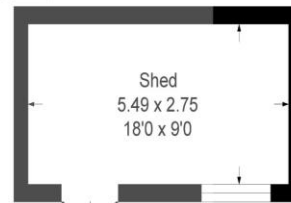


First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



Outbuilding

1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

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