



Grenaun, Parkwood Road, Tatsfield, Surrey TN16 2LT

A large four bedroom detached family home tucked away on a very secluded plot of approximately 3 acres, on a no-through road in Tatsfield, Surrey. The property benefits from a large front lawn, wrap-around garden, gated sweeping driveway, and a triple garage and offers excellent scope for further extension and renovation. Call us now for more information, we are ****Open 8 am - 8 pm 7 Days a Week****



1200000 £1,200,000 Freehold

PROPERTY DESCRIPTION

OVERVIEW

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FEATURES

- DETACHED HOUSE
- FOUR BEDROOMS
- FAMILY BATHROOM AND TWO EN-SUITES
- PRIVATE DRIVEWAY
- OXTED STATION 14 MINUTE DRIVE



ROOM DESCRIPTIONS

SITUATION

The property is located on a no-through, un-adopted road in Tatsfield TN16. The pretty village of Tatsfield is a short distance away and offers a range of shops and amenities, including The Bakery, a very popular bistro. The Tatsfield primary school in the village is well sought after, as are the two pre-school nurseries. Oxted School, Charles Darwin, and Warlingham School are the closest secondary schools to the property, accessible in 10 minutes and 15 minutes respectively. Also, there is Hazlewood School (Primary up to age 13) 10 Minutes / 4 miles, Hazelwood Nursery - 10 minutes / 4 miles, Woldingham Secondary School for girls - 18 minutes / 6 miles, Caterham School - mixed Secondary 18 minutes / 8 miles.

The nearest railway station in Oxted lies just over three miles away serving both London Bridge and Victoria with direct services. There are a variety of local bus routes on the doorstep offering services towards Bromley and south towards Oxted and Westerham. The 464 bus goes to the New Addington Tram stop traveling to East Croydon. The property is approximately four miles from Oxted with its large selection of shops, restaurants, Leisure Centre, and an Everyman cinema.

PORCH

The front door leads to a porch area with access to a cellar space via a hatch in the floor. There is a double-glazed window, hardwood flooring, and access to the main entrance hallway.

ENTRANCE HALLWAY

A spacious entrance hallway with carpeted flooring, two radiators, access to a handy downstairs cloakroom, a carpeted staircase leading up to the first floor, and doors leading into the various rooms.

RECEPTION ROOM

22' 8" x 14' 6" (6.91m x 4.42m) The main reception room has two large double-glazed windows, external double doors opening out onto the rear patio, carpeted flooring, a feature fireplace, coving to the ceiling, and three radiators.

SITTING ROOM

22' 4" x 16' 6" (6.81m x 5.03m) The sitting room has a feature fireplace with a wood-burning stove, carpeted flooring, detailed coving to the ceiling, three radiators, two double-glazed windows, and a set of double doors opening externally.

DINING ROOM

14' 3" x 13' 10" (4.34m x 4.22m) A formal dining room with twin aspect double glazed windows, two radiators, carpeted flooring, a large storage cupboard, detailed coving to the ceiling and doors leading into the sitting room & the entrance hallway.

KITCHEN/BREAKFAST ROOM

22' 4" x 17' 7" (6.81m x 5.36m) The kitchen/breakfast room has a range of base and wall units, a twin bowl stainless steel sink, a large double-glazed window, double doors opening externally out onto the rear patio, a breakfast bar, space for a large American-style fridge/freezer, space for a large range cooker, tiled splashbacks, space for an under counter dishwasher, a large inglenook style fireplace to one corner of the room, tiled flooring, a radiator and doors leading into the hallway and rear lobby.

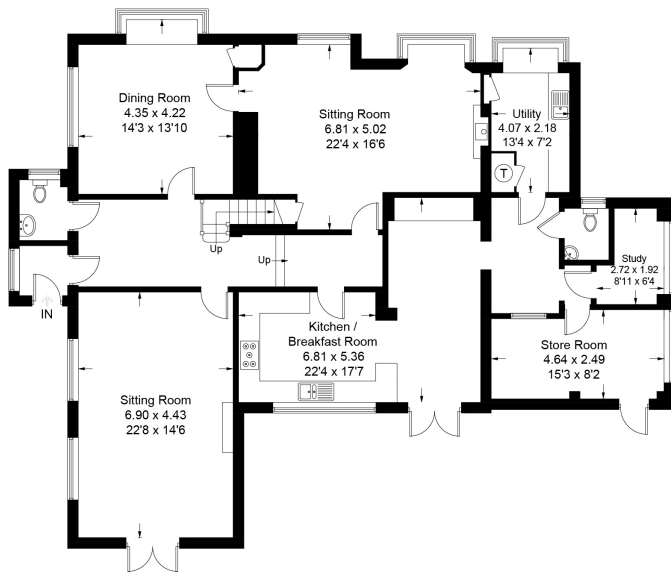
UTILITY ROOM

14' 4" x 7' 2" (4.37m x 2.18m) Accessed from the rear

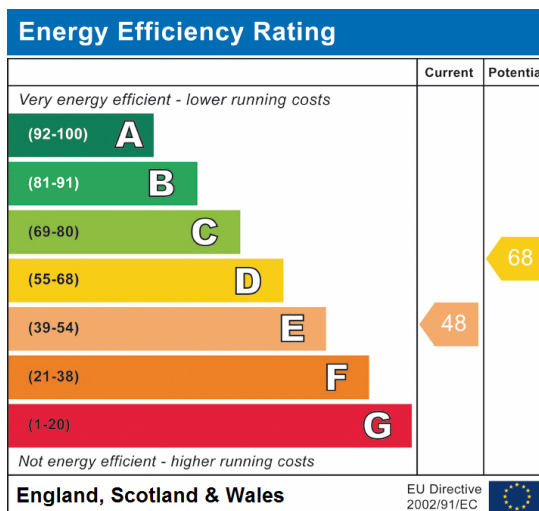


FLOORPLAN & EPC

Approximate Gross Internal Area = 266.2 sq m / 2865 sq ft
Garage = 49.2 sq m / 529 sq ft
Total = 315.4 sq m / 3394 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID982735)
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