



# ASHLANDS

Paynesfield Road, Tatsfield





# A UNIQUE DETACHED HOME OF APPROXIMATELY 2453 SQ FT

A three bedroom detached home set in beautifully landscaped gardens of 1.75 acres in the sought after and charming village of Tatsfield with good transport links to London.

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Local Authority: Tandridge District Council

Council Tax band: G

Tenure: Freehold





## ACCOMMODATION

This distinctive detached home is approached via a paved driveway providing generous parking in addition to the double garage and double car barn.

The ground floor offers four spacious reception rooms, including an impressive vaulted reception room featuring a highly decorative staircase, stone fireplace surround, exposed timbered ceiling, galleried landing and travertine flooring with underfloor heating. Additional reception spaces include a dining room with doors to the terrace, a study with panelled walls, built-in bookshelves and underfloor heating as well as a living room with an Inglenook fireplace. Each room has been finished in a unique historical medieval style, incorporating stone fireplaces, parquet flooring, beamed ceilings and decorative coffered details.



















## FIRST FLOOR, GROUNDS & LOCATION

The well-appointed kitchen includes granite worktops, integrated and freestanding appliances and a peninsula breakfast bar. Also on the ground floor is a double bedroom with fitted wardrobes and an en suite shower room, along with a guest cloakroom completing the ground floor accommodation. The first floor provides two further bedrooms that share a family bathroom.

The grounds have been beautifully landscaped to create a series of distinct areas, including formal gardens, woodland and a meadow with a folly and established topiary. A wide variety of specimen trees and shrubs enhance the setting, along with several statues and fountains, most of which will remain, and a charming walled garden. In total, the gardens and grounds extend to approximately 1.75 acres.

Woldingham, Upper Warlingham and Oxted stations provide direct rail services to London, with trains from Oxted reaching London Bridge in around 33 minutes, and London Victoria in approximately 39 minutes. The M25 is easily accessed at Junction 6 (Godstone), giving convenient links to Gatwick and Heathrow airports, the Channel ports and the wider UK motorway network.



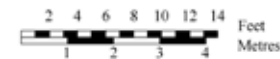
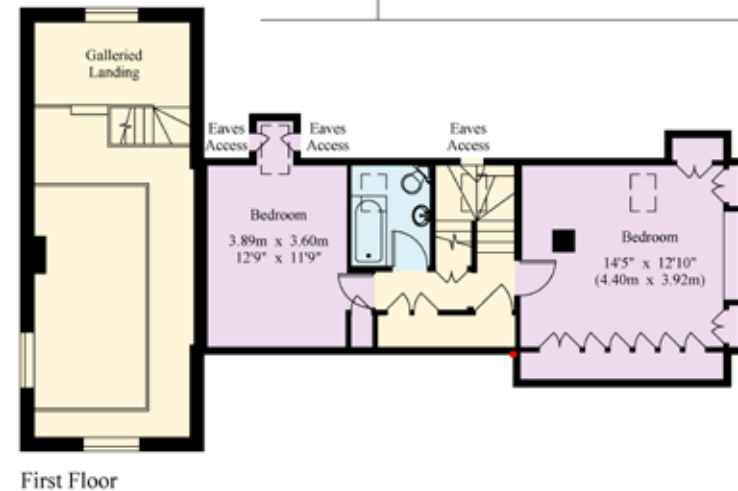
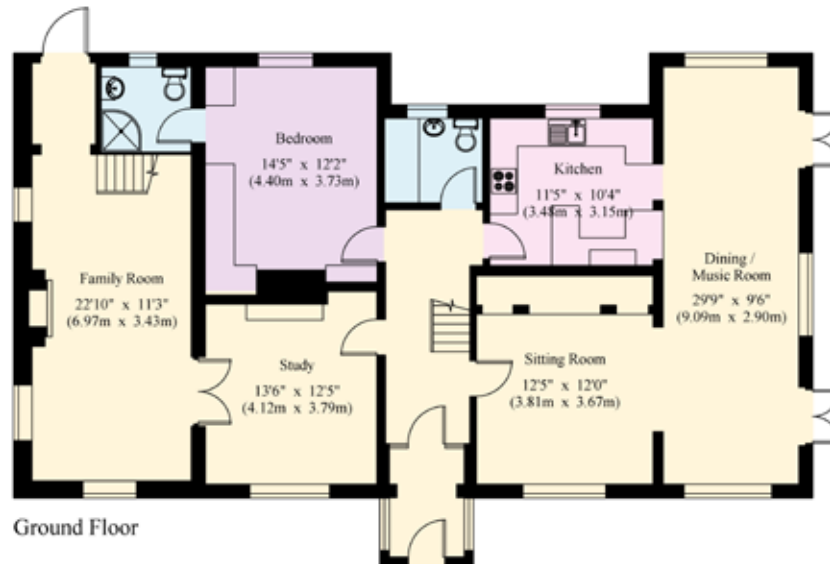
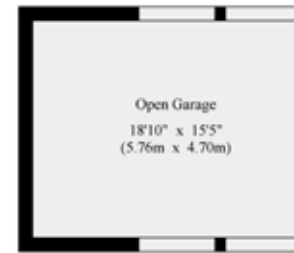






## Ashlands

House - Gross Internal Area : 227.9 sq.m (2453 sq.ft.)  
 Garage - Gross Internal Area : 28.0 sq.m (301 sq.ft.)  
 Open Garage - Gross Internal Area : 33.3 sq.m (358 sq.ft.)



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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Approximate Gross Internal Area = 227.9 sq m / 2453 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 any decisions reliant upon them. (ID767266)





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