



# 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.



3      2      4

C



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.

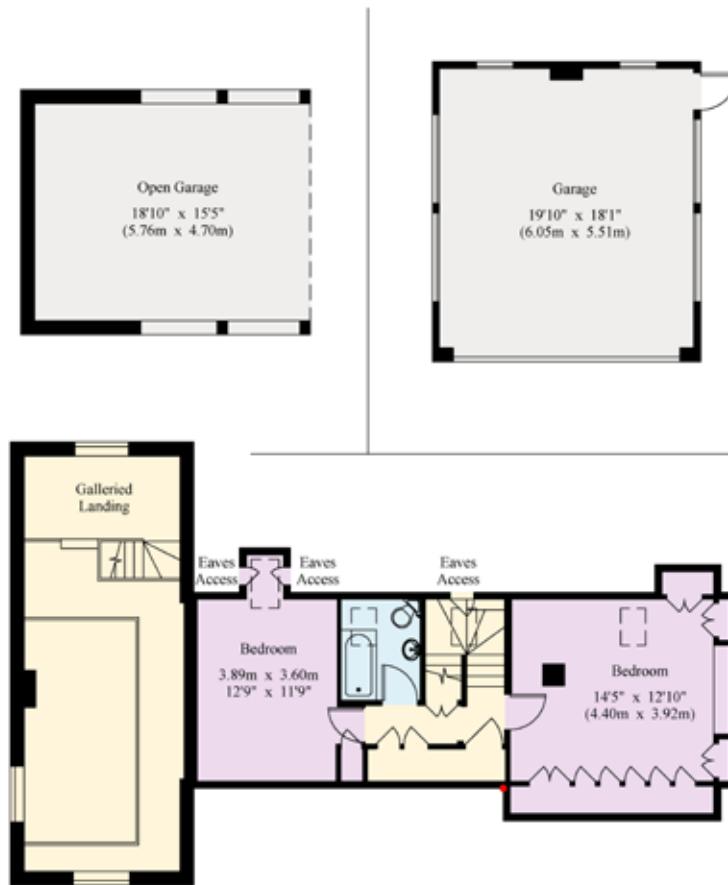
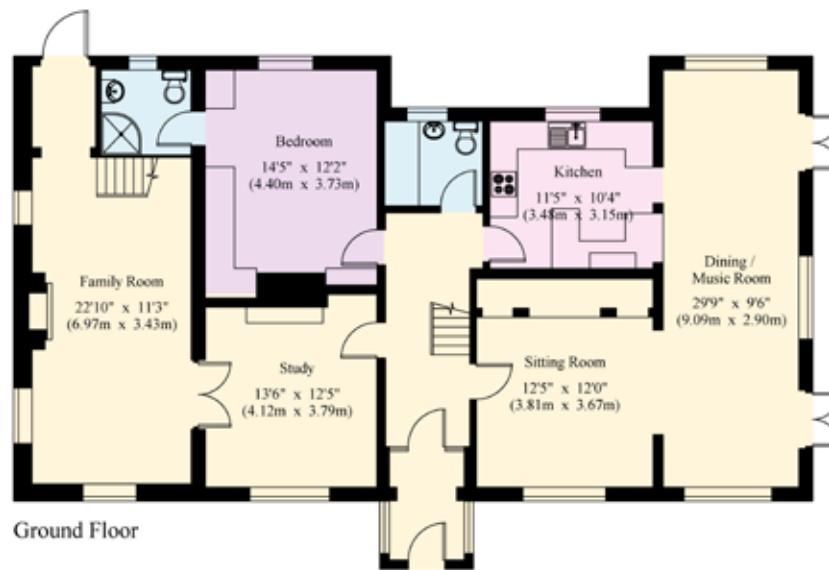


## Ashlands

**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)**



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.

© 11/02/26 Trueplan (UK) Ltd. 01892 614 881

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)



**Edward Torry**

T: 01732 744478

E: [edward.torry@knightfrank.com](mailto:edward.torry@knightfrank.com)

**Knight Frank Sevenoaks**

113-117 high Street, Sevenoaks, Kent

TN13 1UP

**[knightfrank.co.uk](http://knightfrank.co.uk)**

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2026. Photographs and videos dated February 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

