





PAYNESFIELD ROAD

Tatsfield, Surrey, TN16 2BQ

Offers in excess of: £1,200,000 FREEHOLD

- CONTEMPORARY ARCHITECT DESIGNED HOME
- IMPRESSIVE 3,036 SQFT OF ACCOMMODATION • QUIET RESIDENTIAL SETTING
- POPULAR VILLAGE LOCATION • CLOSE TO LOCAL AMENITIES • RURAL VIEWS
 - CLOSE TO PRIMARY SCHOOL & PRE-SCHOOL
 - FIVE BEDROOMS, TO INCLUDE THREE SUITES
- FULLY LANDSCAPED GARDENS WITH OUTDOOR KITCHEN AND GARDEN CABIN
 - PLENTIFUL PARKING & GARAGING

UNIQUE ARCHITECT DESIGNED HOME WITH A PICTURESQUE RURAL OUTLOOK, OCCUPYING A NO-THROUGH-ROAD SETTING WITHIN THE HEART OF THIS SOUGHT AFTER VILLAGE

Exceptionally appointed throughout and built to an exacting specification, this outstanding home offers a comprehensive and flexible blend of contemporary-styled accommodation, to include a principal bedroom suite complete with private balcony to enjoy the views.

An impressive central atrium with 'floating' staircase and galleried upper landing serves as a striking centrepiece, whilst folding doors from the dining-kitchen and sitting rooms harmonise the internal and external space, the latter of which has been fully landscaped to encompass several paved terraces, an outdoor kitchen complete with pizza oven and all-seasons garden lodge, perfect for home-working.

To the front a cobbled block driveway offers parking for several vehicles and access to the integral garage.

POINTS OF NOTE

INTERNALLY -

- Underfloor heating to the entirety of the ground floor
- Integrated Sonos, mood lighting and central vacuum system
- Fully functional alarm & security system
- Kitchen/breakfast/family room complete with curved breakfast bar, bespoke fitted handleless cabinetry, Corian surfaces and integrated appliances to include double electric ovens, induction hob with extractor over and dishwasher. Space for an American fridge/freezer. Folding doors opening to a limestone terrace onto the garden
- Sitting room with modern gas fireplace and folding doors leading outside. Home cinema projector and screen
- Triple aspect dining room
- Inner 'lobby' incorporating fitted storage cupboards for coats/shoes etc. Door to a cloakroom with close coupled WC and floor mounted vanity console with basin/storage and tiled splashback
- Utility room with base/wall cupboards in a gloss white handleless finish with inset stainless steel sink/drain, space/plumbing for a washing machine and separate tumble dryer
- Main bedroom suite with folding doors to a large balcony terrace with composite decking and glass/steel balustrades affording an unbroken aspect over the rear garden to fields/treetops beyond. Door to a fully fitted walk-in wardrobe/dressing room and en suite comprising a large walk-in shower cubicle with drench head, wall-hung vanity console with basin/storage and matching wall cabinets, concealed cistern WC, full wall/floor tiling, heated towel rail

- Two additional bedrooms appointed with shower rooms and fitted wardrobes
- Two further double bedrooms
- Full family bathroom with modern double ended rolltop bath, floor mounted mixer tap and handheld shower attachment. Double sized shower cubicle, concealed cistern WC and wall hung vanity cabinet with storage drawer/mixer tap. Ladder style heated towel rail, full wall/floor tiling

EXTERNALLY -

- Fully fenced and landscaped rear garden comprising a spacious upper sandstone terrace abutting the rear elevation and stretching the full width of the house, complemented by mature planted borders with architectural planting. A short flight of steps descends to a lower paved dining terrace with adjacent 'barn' of oak/brick construction incorporating a tool/plant store and covered outdoor kitchen complete with power, lighting, fitted pizza oven and space for a gas-fired barbecue/range. Beyond, a level lawn gently slopes down to a clump of mature beech trees, concealing a modern fully insulated, all seasons cabin/lodge - perfect as guest annexe or for home working - encompassing a reception area with 'bar' and sink, shower room with basin/WC, bedroom/office and folding doors to a decked veranda

- To the front, a cobbled driveway set behind electric gates and brick walling, accommodates several cars with ease and offers access to an integral garage with remote operated roller door

LOCATION

Tatsfield is a charming village with its own primary school and a strong sense of community, located on the county borders of Kent and Surrey. There is a village store together with a public house and restaurant set around the village green with duck pond. Oxted, Bromley and Croydon are all within a reasonable distance, offering more comprehensive shopping, leisure facilities and mainline stations with regular services to London.

SERVICES

Mains: electricity, water, gas and drainage

OUTGOINGS

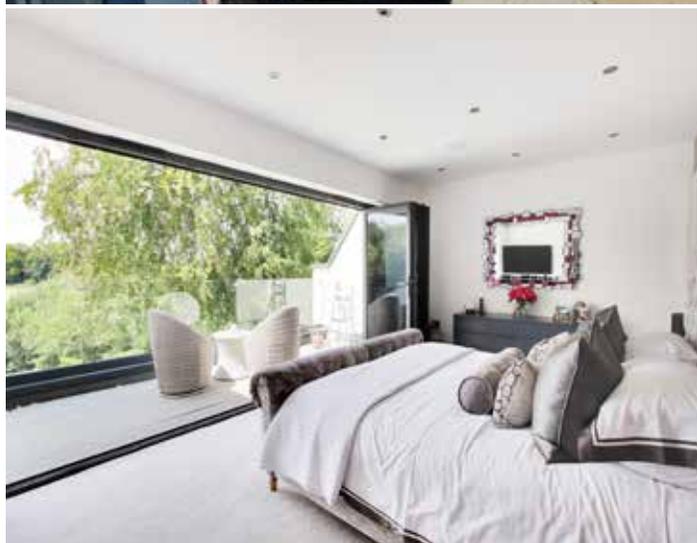
Tandridge Council - Tel No. 01883 722000

Council Tax Band G - £3,428.00 (2020/21)

EPC: B

VIEWING

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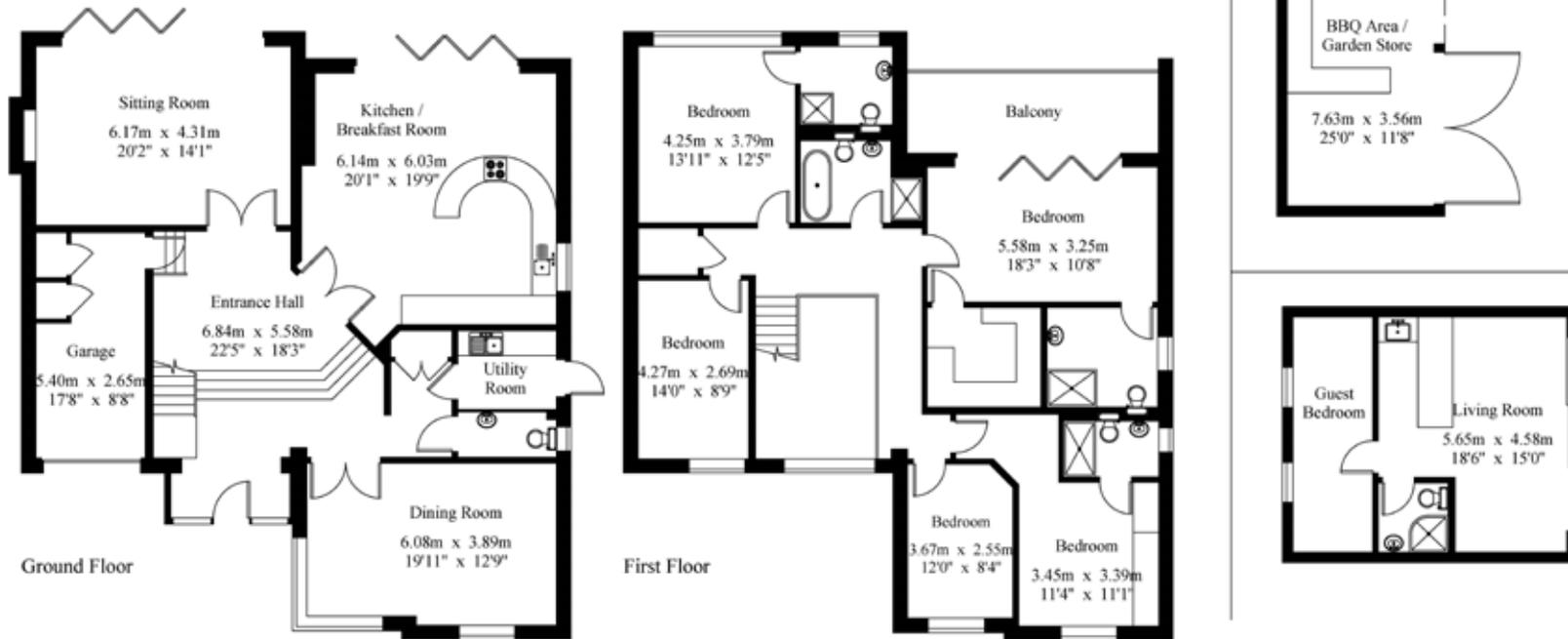


House - Gross Internal Area : 282.1 sq.m (3036 sq.ft.)

(Including Garage)

Garden Store / BBQ Area - Gross Internal Area : 27.2 sq.m (292 sq.ft.)

Annexe - Gross Internal Area : 37.4 sq.m (402 sq.ft.)



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