



Ibbett Mosely

18 Tally Road, Limpsfield Chart, Surrey,
RH8 0TG



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£397,500

OVERLOOKING THE NATIONAL TRUST LIMPSFIELD COMMON TO THE FRONT, THIS EXTENDED INNER TERRACE HOUSE COMES HIGHLY RECOMMENDED

- 2 Bedrooms
- Bathroom
- Study/Bedroom 3
- Living Room
- Dining Room
- Kitchen
- Gas Central Heating
- Garden

An inner terrace extended cottage with brick and pebble dashed elevations under a tiled roof.

LOCATION

Limpsfield Chart is a small settlement set amid a large area of woodland owned by the National Trust. There is a village pub, St. Andrews Church, a Church Hall, and a small cricket ground. There is a 9 hole golf course at Limpsfield. The National Trust land is ideal for horse riding and country walks. Oxted is the main town serving the area and is about 4 miles. There is a main line station and a good range of shops, state and private schools in the area. M25 access at junction 6 Godstone.

GROUND FLOOR

ENTRANCE CANOPY

with front door to:

HALL

with radiator and cupboard under stairs.

STUDY/BEDROOM 3

with radiator and decorative corner fireplace.

LIVING ROOM

with radiator, brick surround to fireplace with raised hearth and open grate, fitted shelves to one side, wall light points and open to:

DINING ROOM

with radiator, glazed double doors to garden, glass roof and open with steps down to:

KITCHEN

L-shaped with tiled work surfaces with drawers and cupboards under, space for fridge, dishwasher and washing machine, built-in 4 ring gas hob with oven under and extractor hood over, wall cupboards, wine rack, part tiled walls and broom cupboard.

FIRST FLOOR

LANDING

with hatch to loft and linen cupboard housing the gas boiler.

BEDROOM 1

with radiator, wardrobe cupboard and corner fireplace.

BEDROOM 2

with radiator and corner fireplace.

BATHROOM

with enclosed bath, W.C. and hand basin. Terracotta tiled floor, radiator, part tiled/part panelled walls.

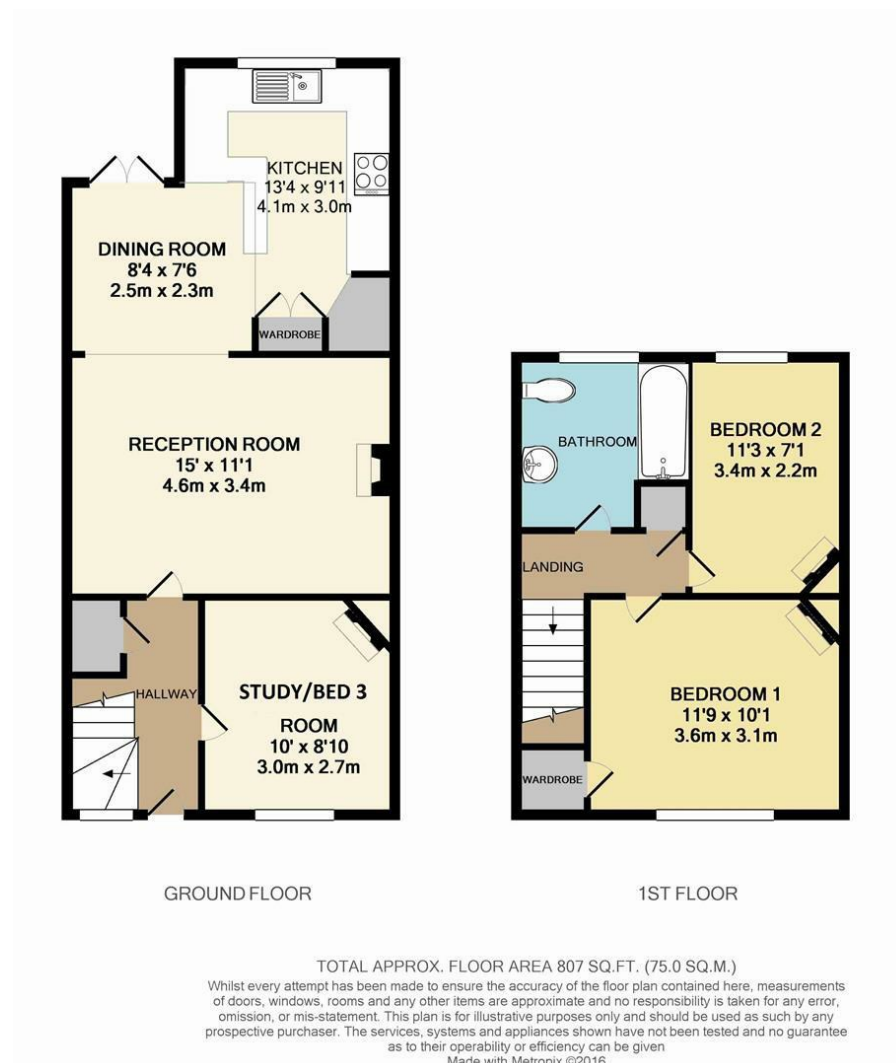
OUTSIDE

From Tally Road a gate with side wicket fencing opens to a brick path leading to the entrance. There are plants and shrubs either side of the path. At the back there are lawns, flower and shrub beds and a shed.

Please note: there is a pedestrian right of access across the back of the cottage.



EPC Rating- D



Ibbett Mosely

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