



TATSFIELD
WESTERHAM, KENT

Guide Price £1,250,000 Freehold

JACKSON-STOPS 

ROSEDENE

**RICKETTS HILL ROAD, TATSFIELD, WESTERHAM,
KENT, TN16 2NB**

A SUBSTANTIAL AND IMPOSING VICTORIAN FAMILY HOME WITH GENEROUSLY PROPORTIONED ACCOMMODATION SET IN A SEMI-RURAL LOCATION



DESCRIPTION

Set in the semi-rural village of Tatsfield, Rosedene is an imposing Victorian home which offers character and charm, as well as ample accommodation throughout, amidst mature established gardens.

Internally, opening from the porch into the generous reception hall with a feature fireplace, which leads into a garden-facing reception room with bay windows, and additional fireplace. From here, there is a small glass-roofed study. A further reception room/study with bay windows facing the drive to the front.

From the reception hall, double doors open into the spacious breakfast room and open plan family kitchen which is fitted with a range of wall and floor cabinets providing ample storage, there is also a space for appliances and additional double doors leading through to the large conservatory with views over the side and rear garden.

There is also an additional reception room which is open to the conservatory and enjoys the same outlook, and would make an ideal dining room or family room.

From the kitchen is a utility space and downstairs shower room which services a large ground floor family room or could be used as double bedroom as benefits from a walk-in wardrobe and access to the rear patio and garden beyond. There is also additional ground floor office/playroom space leading off the kitchen, facing the front of the property.

On the first floor are 4 double bedrooms. The larger main bedroom benefits from an en suite bathroom. There is also a well-appointed family bathroom.

Externally, the property is approached by a block paved in and out carriage driveway which provides plentiful off-street parking and a carport. To the rear there is a generously sized garden, mainly laid to lawn and bound by mature trees and shrubs, a covered pond, and useful garden studio and greenhouse. In all the entire plot extends to about 0.79 of an acre.



FEATURES

- Reception Hall
- 4 Reception Rooms plus Conservatory
- Kitchen/Breakfast Room
- Utility & Downstairs Cloak/Shower Room
- Office
- Main Bedroom with En Suite Bathroom
- 3 Further Bedrooms & Family Bathroom
- In & Out Driveway with Plentiful Parking
- Established Gardens
- Entire Plot extending to about 0.79 of an acre.

SITUATION

Rosedene occupies an enviable location surrounded by extensive green belt countryside and approximately 3.5 miles from the centre of the popular and historic town of Westerham, with its pretty village green, period properties, good range of shopping facilities, antique shops and excellent restaurants. The idyllic village of Tatsfield enjoys a pivotal position on one of the highest points along the North Downs. The village is centred around the village green and duck pond along with a range of good local facilities including a local general store, public house and restaurant. Tatsfield also boasts one of the most sought-after primary schools within the area. Nearby towns of Oxted (4.5 miles), and Sevenoaks



offer an excellent a range of educational, recreational and comprehensive shopping together with mainline stations serving London Bridge/Victoria in approximately 30/35 minutes. Biggin Hill also serves everyday shopping needs and is approximately 1.4 miles away. The M25 Orbital Motorway is easily accessible via Junction 6 with good connections to the other motorway networks, Gatwick, Heathrow and Stanstead airports and the Channel Tunnel.

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01883 712375

DIRECTIONS

Proceed along the A25 from Oxted towards Limpsfield. At the traffic lights turn left into Limpsfield Village. Proceed ahead at the mini roundabout and continue ahead bearing to the right into Titsey Road. Continue along and up Tistey Hill taking the second turning onto Clarks Lane. Continue until first turning left into Approach Road. Continue into the village of Tatsfield, passing the playground, pond, shops and pub on the left and Tatsfield Primary School on the right. Follow the road (which becomes Ship Hill) until the T-junction. Turn left onto Ricketts Hill Road. Rosedene can be found on the right further down Ricketts Hill Road, past the green on the left (passing Manor, Cudham and Hillside Roads on the right) and shortly after a small lay-by on the right.





PROPERTY INFORMATION

- Services: All main services
- Local Authority: Tandridge District Council
- Council Tax band: G (£4,406.12 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	55	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 283.0 sq m / 3046 sq ft
 Outbuilding = 10.3 sq m / 111 sq ft
 Total = 293.3 sq m / 3157 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. (ID1221060)
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