



4 Elliotts Lane, Brasted, Westerham, Kent TN16 1JD
Guide Price: \$400,000-\$425,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Charming Grade II Listed Mid-Terrace Cottage
- *Two Double Bedrooms
- *Desirable Village Location in No Through Lane
- *Sitting/Dining Room with Kitchen
- *Attractive Ground Floor Bathroom with Roll Top Bath
- *Pretty Part Walled Courtyard Garden *Private Parking Space
- *No Onward Chain

Description

Charming Grade II Listed mid-terrace two bedroom period cottage conveniently situated in a no-through lane, off the High Street within the village Conservation Area and Area of Outstanding Natural Beauty. Sensitively renovated and nicely presented throughout, the property offers original features including fireplaces, and latch doors. Pretty part walled rear courtyard garden perfect for relaxing and al fresco dining.

Accommodation

- The property is approached via a white wooden picket fence with gate and pathway to the front door opening to:-
- Charming sitting/dining room with sash window to front with fitted shutters and oak flooring throughout, feature painted chimney breast with beam and space for electric fire, cupboard housing meters, smart column radiators, inset led lighting and beamed archway opening to the kitchen area.
- Modern kitchen fitted with a range of cream shaker style wall mounted cabinets and base units of cupboards and drawers, including glazed display cabinets, plate and wine racks with woodblock worktops and upstands. Ceramic under mounted sink with window having fitted shutters and outlook over the courtyard garden. Integrated appliances including a separate under counter fridge and freezer and washer/dryer, Bosch electric oven and Samsung electric hob with glass splashback and extractor hood over. Stairs lead from this end of the room to the first floor and an open doorway leads to the rear lobby which has a wooden door to the garden and door to the bathroom.
- Attractive ground floor bathroom fitted with a white suite comprising close coupled toilet, small vanity basin and roll top bath with claw and ball feet and mixer tap with hand held attachment. Painted to dado rail with ceramic tiled flooring and window to side.
- First floor landing area with latch doors to bedrooms and laminate wood effect flooring throughout.
- Main bedroom having sash window and aspect to front with fitted shutters and small feature painted brick fireplace.
- Second bedroom enjoying an aspect to rear and fitted shutters, cupboard housing Potterton Glowworm boiler, fitted double wardrobe and access to loft space via hatch.



- Attractive part walled courtyard garden, Indian stone paving and fenced boundaries, external lighting and tap, wooden gates to either side allowing rights of access.
- Private parking space adjacent to the property. The High Street also offers convenient, unrestricted parking.
- Services & Points of Note: All mains services. Gas central heating. Rights of access across the rear of the cottages.
- Council Tax Band: C – Sevenoaks District Council
- EPC: Exempt – Grade II Listed

Situation

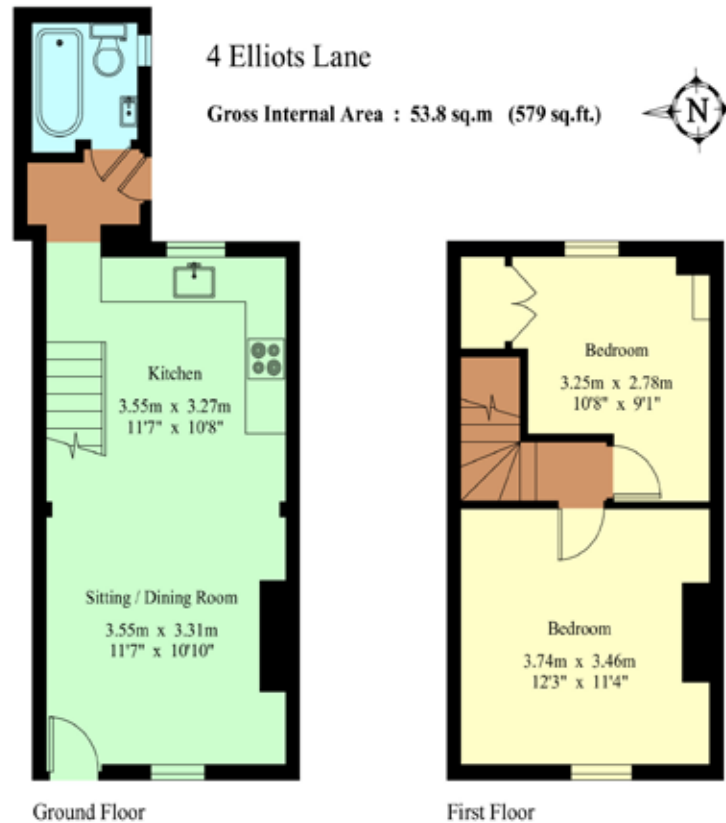
The property is situated in the attractive village of Brasted, known for its antique shops and with a range of local shops, tea rooms, traditional pubs and a medical centre. The village is conveniently located to the East of Westerham and the West of Sevenoaks and is surrounded by some of the finest protected greenbelt and countryside in Kent with renowned National Trust properties, including Toys Hill and Emmets Garden. Nearby Sundridge offers a primary school, while the highly regarded Radnor House School is also within reach. The historic town of Westerham, just two miles away offers a good number of local shops, a medical centre, library, Parish Council offices and various cafes, restaurants and pubs within the town. Sevenoaks town centre is about five miles distant with its wider range of shops, restaurants, cinema/theatre complex, swimming/leisure centre and main library, with bus services from the village. Sevenoaks also has a main line station with fast services on the Charing Cross/Cannon Street. The area is well known for its schooling, both state and independent, and there is a wide range of leisure activities in the area including golf at Westerham. There is access to the M25 motorway at Chevening, Junction 5, or Godstone, Junction 6.

Viewing Strictly By Appointment

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