



4 Algernon Terrace, Brasted, Westerham, Kent TN16 1HR
Guide Price: £525,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Character Victorian End of Terrace Cottage
- *Desirable Village Community
- *Two Double Bedrooms
- *Close to Local Schools & Amenities
- *Open Plan Reception Space
- *Smart Modern Kitchen & Utility/Breakfast Room
- *Spacious Main Bedroom
- *First Floor Bathroom
- *Delightful Landscaped Gardens
- *Timber Store/Home Office
- *Detached Tandem Garage & Parking Space

Description

This extended Victorian village cottage, set under a slate tiled roof is an inviting prospect with a smart blend of period detailing and modern styling. This well proportioned family home comprises a spacious main bedroom and first floor bathroom, open plan reception space, expertly landscaped gardens with timber home office and nearby highly beneficial tandem garage and parking space.

Accommodation

- Approached through a wooden gate with pathway to the front door opening to the enclosed entrance porch with inset coir matting and papered walls leading to the welcoming entrance hallway with stairs rising to the first floor and door through to the:-
- Open plan dual aspect sitting/dining room, attractive window to front with fitted plantation shutters, fitted corner media cupboard, feature cast iron open fireplace, picture rails and smart Karndean flooring throughout. Open archway to the dining area with understairs storage cupboard, window and lovely outlook over the rear garden.
- Smart modern kitchen fitted with a range of dove grey wall mounted cabinets and base units of cupboards and drawers with under mounted sink, smart Corian worktops and splashbacks with metro tiled splashback. Appliances including eye level AEG oven, AEG induction hob with fitted extractor over, integrated dishwasher and washing machine. Utility area with space for freestanding fridge/freezer and tumble dryer and breakfast bar, window and French doors opening to the terrace.
- First floor galleried landing having access to part boarded and insulated loft space via hatch with drop down ladder and light.
- Substantial main bedroom, two windows with aspect to front and feature original cast iron fireplace and second bedroom with lovely uninterrupted views to rear and further original cast iron fireplace.
- Completing the first floor accommodation is the spacious family bathroom, fitted with a white suite comprising panelled bath with Victorian style mixer tap and wall mounted shower over with rainfall head, tiled splashback and glazed screen, close coupled toilet and pedestal basin. Smart painted wall panelling and wall mounted Vaillant combination gas boiler.



- Externally, the landscaped gardens are a real feature, the front enjoying slate paving, bordered by shrubs featuring tall grasses, fenced boundary and wooden gate. The rear garden has been expertly landscaped incorporating a slate terrace ideal for al fresco dining, oak hardwood decked area and pathway. Level lawn, deep borders planted with perennials, grasses and spring bulbs, mature trees, fenced boundaries and climbing roses. Timber cabin divided to provide garden storage space and home office with power, Wi-Fi and heating.
- The property benefits from a detached tandem garage nearby accessed via a service road with up and over door and hardstanding parking space.
- Services & Points of Note: All mains services. Gas central heating. Double glazed windows. Kitchen replaced in 2018.
- Council Tax Band: D – Sevenoaks Council. EPC: D

Situation

The property is situated on the edge of the sought village of Brasted, with a vibrant and friendly community holding annual events on the recreation ground with The Brasted Diary a bi-monthly local publication keeping residents up to date with news and events. Brasted is also known for its antique shops and with a range of local shops, traditional award-winning pubs and a medical centre. The village is surrounded by some of the finest protected greenbelt and Areas of Outstanding Natural Beauty countryside in Kent with renowned National Trust properties and walks direct from the property, including Toys Hill, Emmets Garden and Chartwell surrounded by spectacular bluebell woods. 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 and Oxted towns are about five miles distant providing a wider range of shops, restaurants, cinema/theatre complexes, restaurants and cafes, both having stations offering connections to London. 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, which provides access to the motorway network, airports and the coast.



Viewing Strictly By Appointment

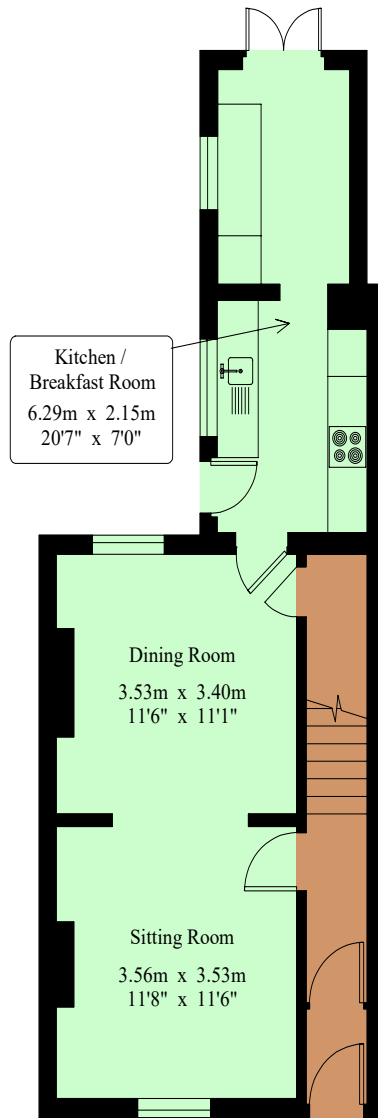
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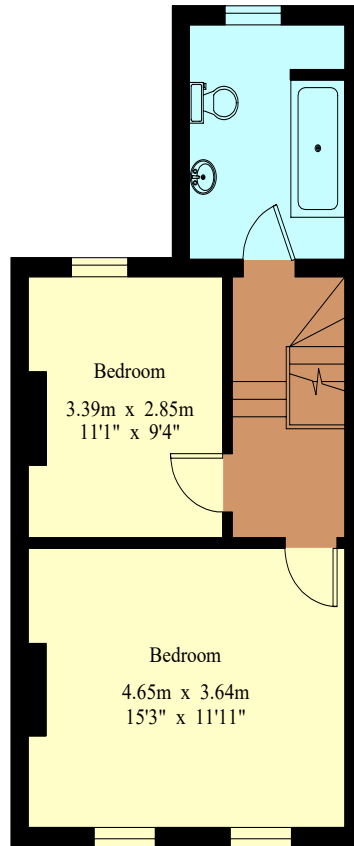
4 Algernon Terrace

House - Gross Internal Area : 86.9 sq.m (935 sq.ft.)

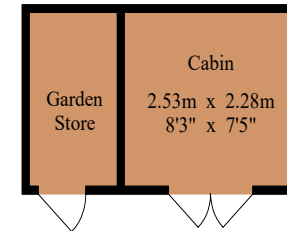
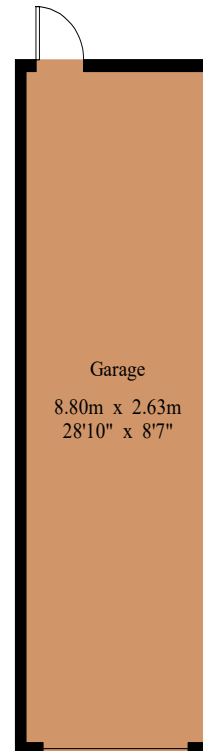
Outbuildings - Gross Internal Area : 32 sq.m (344 sq.ft.)



Ground Floor



Ground Floor



For Identification Purposes Only.

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