



Ibbett Mosely

Church Road, Brasted, TN16 1HY



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A beautiful detached cottage of character within the village Conservation Area and an Area of Outstanding Natural Beauty. The bright and spacious accommodation extends in all to about 1568 sq ft with many period features in particular high ceilings, updated and modernised by the current owner an early inspection comes highly recommended.

## PRICE FREEHOLD

£780,000

## LOCATION

The village of Brasted is mainly located around the High Street (A25), within the village there is a recreation ground, medical practice, village hall, village shop and two pubs/restaurants. Westerham is about one and a half miles and offers a wider choice of shops or Sevenoaks about four and a half miles where there is also a fast train service to London. There are state and private schools for all ages in the surrounding villages and towns as well as sporting and recreational facilities including Westerham Golf Club. M25 access from junction 5 giving access to other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel.

- Three Double Bedrooms
- Bathroom
- Living Room
- Kitchen/Dining Room
- Conservatory
- Utility Room
- Two Cloakrooms
- Gas Central Heating and Electric Underfloor Heating to part of the Ground Flor
- Garden

## GROUND FLOOR

### ENTRANCE HALL

With tiled flooring, and stairs to the first floor with storage cupboard under.

### CLOAKROOM

With w.c., hand basin with storage drawers under. Part tiled walls.

### LIVING ROOM

A triple aspect room including a large porthole style window overlooking the garden. Limestone surround to a fireplace allowing for an open fire.

### KITCHEN/DINING ROOM

A great room for entertaining. Fitted with a modern range of base and wall units with stone work surfaces, integrated appliances including hob, extractor, oven and dishwasher. Space for American style fridge/freezer. Sink unit and breakfast bar.





## UTILITY ROOM

With sink unit and space and plumbing for appliances.

## CONSERVATORY

With double glazed windows and doors to the garden.

## HALF LANDING

## CLOAKROOM

With w.c., hand basin, part tiled walls and tiled flooring.

## FIRST FLOOR

## LANDING

With part panelled walls and hatch to the loft space.

## BEDROOM ONE

A double aspect room with part panelled walls and fitted wardrobe cupboards.

## BEDROOM TWO

With wardrobe cupboard.

## BEDROOM THREE

With wardrobe cupboard.

## BATHROOM

With enclosed bath with a separate shower over, hand basin with cupboards under. Part tiled walls and tiled flooring





## OUTSIDE

There are double gates from Church Road which could provide off road parking for a small car.

The landscaped gardens are partly walled and include lawns and are well stocked with a variety of trees and shrubs. There is a pedestrian gated access to the High Street.



## SERVICES AND COUNCIL TAX

Mains gas, water, electricity and drainage.  
Sevenoaks District Council - Band "F"

## ROUTE TO VIEW

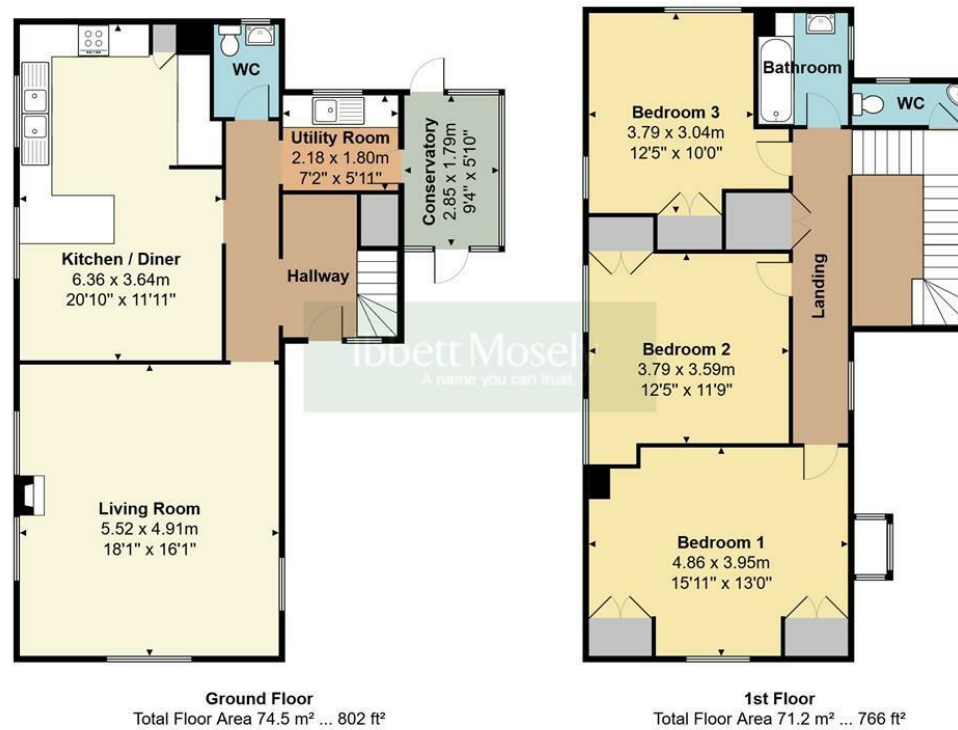
Leave Westerham on the A25 towards Sevenoaks, Brasted will be about a mile and a half.

On entering the village pass the recreation ground on the left, Church Road will then be found on the left.



Church Road, Brasted, TN16

Total Floor Area: 145.7 m<sup>2</sup> ... 1568 ft<sup>2</sup>



Measurements are approximate, not to scale and for illustrative purposes only.  
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**Ibbett Mosely**

**Westerham 01959 563265**

**EPC Rating- D**

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