

Ibbett Mosely







Rectory Lane, Brasted, Kent, TN16 1JQ

Guide Price £450,000 Freehold

In the village Conservation area and overlooking the village green to the front, this spacious double fronted Victorian home dating from 1896 extends to about 1378 sq ft over two floors with three double bedrooms and two good size reception rooms

- Three Double Bedrooms
- Kitchen
- Detached Garden
- Bathroom
- Cloakroom
- On Road Parking
- Two Reception Rooms
- Gas Central Heating

Guide Price £450,000 to £465,000 Freehold
Built in 1896 this attractive double fronted Victorian village home extends to about 1378 sq ft over two floors with three double bedrooms and two spacious reception rooms.
Located in the village Conservation Area the property has colour washed rendered elevations under a tiled roof.

LOCATION

Brasted is a small village on the A25 between the towns of Sevenoaks to the east and Westerham to the west. Within the village there is a village stores, two pubs/restaurants and a number of more specialist shops. Sundridge & Brasted Primary School can be found in Sundridge as can Radnor House which is a co educational Independent School, there are other state and private schools in the nearby villages and towns.
Sporting and recreational facilities in the surrounding area including golf at the Westerham Club.
Sevenoaks is about five miles and has a wide selection of shops and supermarkets as well as a main line station to London. M25 access from junction 5.

GROUND FLOOR

A part glazed door opens to the entrance hall.

ENTRANCE HALL

With radiator and door to the reception room.

RECEPTION ROOM

A double aspect room with two radiators, secondary glazed windows, fireplace, meter cupboard and stairs to the first floor with cupboard under.

DINING ROOM

With radiator and secondary glazed window.

CLOAKROOM

With w.c., hand basin, radiator and gas boiler for central heating and hot water.

KITCHEN

Fitted with a range of base and wall units. Built in

hob, oven, single drainer single bowl stainless steel sink unit, part tiled walls and door to the outside.

FIRST FLOOR

LANDING
With radiator and linen cupboard with hot water cylinder.

BEDROOM ONE
With radiator, secondary glazed window, shelved cupboard and fireplace surround.

BEDROOM TWO
With radiator and secondary glazed window.

BEDROOM THREE
With radiator and secondary glazed window.

BATHROOM
With enclosed bath, separate shower cubicle, w.c., and hand basin. Radiator, part tiled walls and built in cupboards.

OUTSIDE
There is an area of garden that is detached from the house and includes an area of lawn, hollyb tree and is partly walled.

SERVICES AND COUNCIL TAX
Mains gas, water, electricity and drainage.
Sevenoaks District Council - Band

DIRECTIONS
From our WEsterham office proceed on the A25 towards Sevenoaks, Brasted is the first village you reach. Continue into the hIgh Street and Rectory Lane will be on the left immediately before The Green.

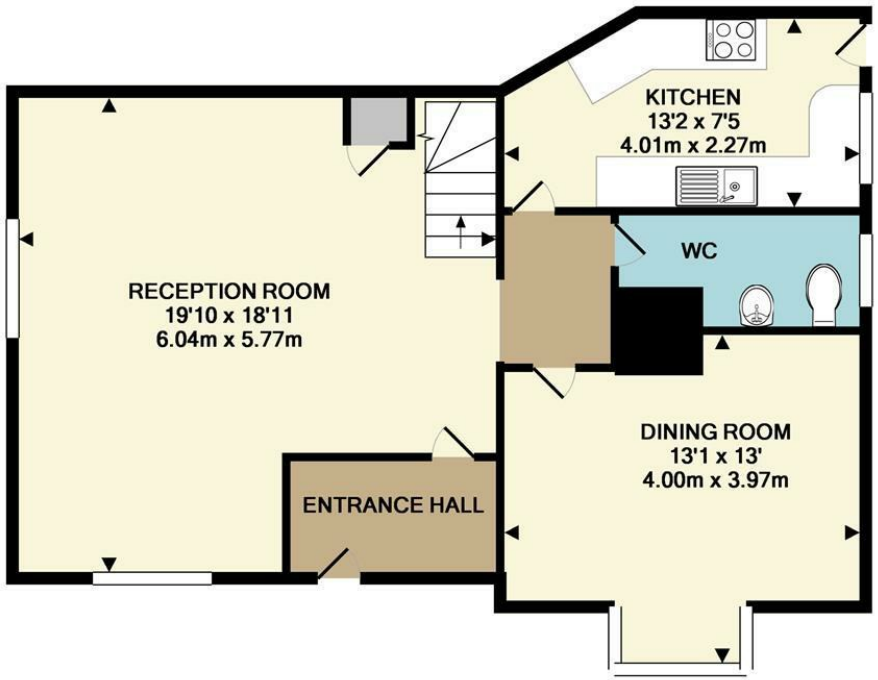




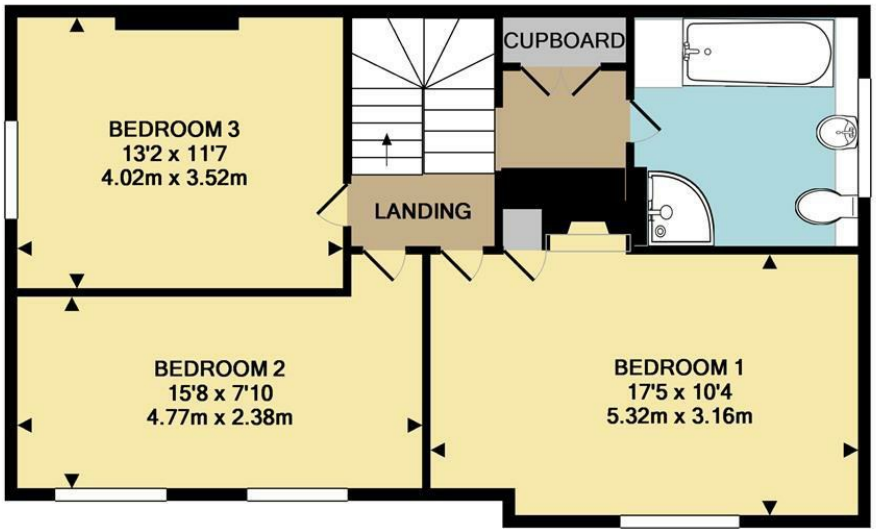




EPC Rating- D



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1378 SQ.FT. (128.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com
Made with Metropix ©2018

Ibbett Mosely

Westerham 01959 563265

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely , for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely , has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0