Ibbett Mosely

Chart Lane, Brasted Chart, TN16 1LX

Offers In Excess Of £650,000 Freehold

A WELL PRESENTED DELIGHTFUL SEMI-DETACHED COTTAGE
SITUATED IN THIS SOUGHT AFTER RURAL LOCATION
CLOSE TO THE NATIONAL TRUST WOODLAND

- 3 Bedrooms
- Fitted Kitchen
- Driveway Parking for 3
- Bathroom
- 3 Reception Rooms
- Detached Garage
- En-Suite Shower Room
- Oil Central Heating
- Enclosed Level Rear Garden

*** RANGE: £650,000 - £675,000 FREEHOLD ***

Located in the hamlet of Brasted Chart, this charming semi-detached cottage offers a delightful blend of rural tranquillity and modern living. Spanning an impressive 1,223 square feet, the property boasts three reception rooms perfect for both entertaining guests and enjoying quiet family evenings.

With three well-appointed bedrooms to the first floor (one with an en-suite), this home provides ample space for a growing family or those seeking a comfortable retreat. Additionally, the property offers parking for up to 3 vehicles and the benefit of a detached garage - a rare find in such a desirable location.

Set within a stunning Area of Outstanding Natural Beauty (AONB) and surrounded by the serene landscapes of the Green Belt, this property is ideal for nature lovers and those who appreciate the beauty of the countryside. The well-presented interior creates a warm and inviting atmosphere, making it easy to envision yourself settling in and making it your own.

In summary, this semi-detached house in Brasted Chart is a wonderful opportunity for anyone looking to embrace a peaceful lifestyle in a beautiful rural setting, while still enjoying the comforts of modern living. Don't miss the chance to make this delightful property your new home.

LOCATION

Brasted Chart is a rural hamlet conveniently located near the villages of Brasted and Ide Hill, both offering local shops. Sevenoaks, approximately 5.5 miles away, provides a wider range of amenities and a mainline station with services to London. The area benefits from well-regarded primary schools, grammar schools in Sevenoaks, Tonbridge and Tunbridge Wells, and independent options including Radnor House and Walthamstow Hall. Junction 5 of the M25 at Chevening is easily accessible.

GROUND FLOOR

ENTRANCE PORCH
With Coir flooring, door leading to:

ENTRANCE HALL
Radiator, stairs to first floor, storage cupboard, opening to kitchen, doors to dining room and:

RECEPTION ROOM
Dual aspect. Radiators, feature fireplace with wood burning stove, built-in shelving to alcoves.

DINING ROOM
Radiator, with access to kitchen and conservatory.

CONSERVATORY
Double glazed doors to garden, opening to:

FITTED KITCHEN
Fitted with a range of base & wall storage units, space for large fridge, integrated freezer, twin oven, washing machine & dishwasher. 1½ sink unit with mixer tap. Central island unit with breakfast bar and additional storage.

FIRST FLOOR

LANDING
Hatch to loft.

BEDROOM 1
Double bedroom with radiator, door leading to:

EN-SUITE SHOWER ROOM
Fitted with rain head walk-in shower, w.c, hand basin with storage units, partly tiled walls, extractor fan and shaver point.

BEDROOM 2
Double bedroom (Currently used as the primary bedroom), overlooking rear garden, with radiator and built-in wardrobe.

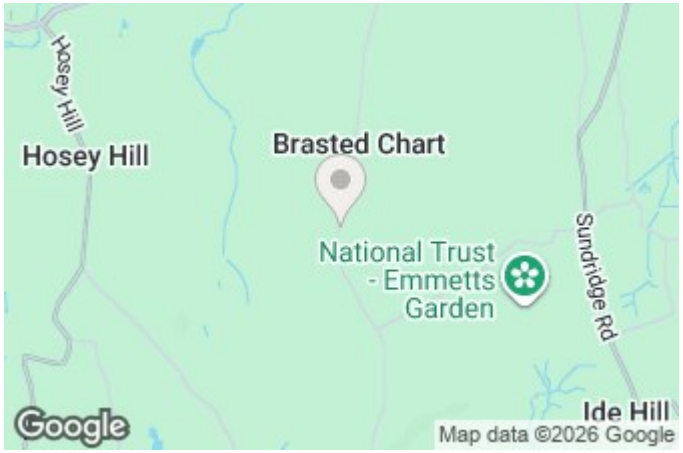
BEDROOM 3
Single bedroom/office overlooking rear garden, with radiator.

FAMILY BATHROOM
Enclosed bath with shower screen and shower, w.c, hand basin with storage units, part-tiled walls.

OUTSIDE
To the FRONT of the cottage there is a brick driveway providing parking for 3x vehicles, area of lawn and shrubs, The drive leads to a DETACHED GARAGE with up & over door and personal side door. There is gated access to the REAR GARDEN with it's brick terrace, lawn, flower/shrub borders and a concealed oil tank.

SERVICES & COUNCIL TAX
Mains water, electricity and drainage.
Sevenoaks District Council - Band "D"

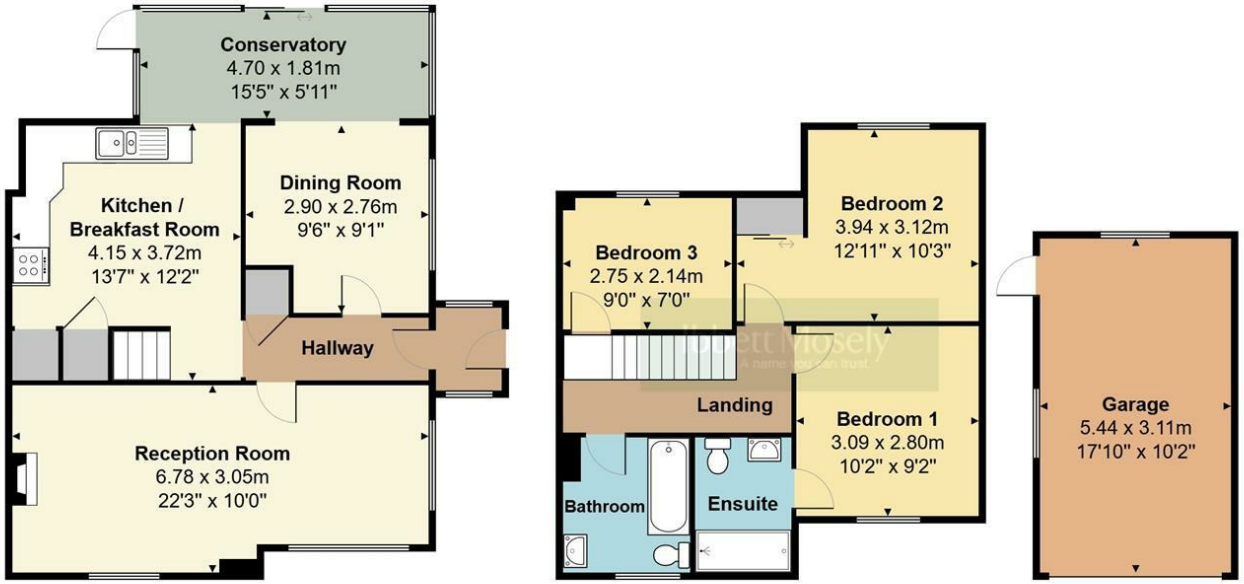
DIRECTIONS
From Westerham proceed on the A25 into Brasted. Take the second road on the right (Chart Lane) and continue for approximately 2 miles where the property will be found on the left hand side.



EPC Rating- D

Chart Lane, Brasted Chart, TN16

Total Floor Area: 116.6 m² ... 1255 ft²



Ground Floor
Total Floor Area 58.1 m² ... 626 ft²

1st Floor
Total Floor Area 41.6 m² ... 448 ft²

Outbuilding
Total Floor Area 16.9 m² ... 182 ft²

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