



Ibbett Mosely

Brasted Chart, Westerham, TN16 1LU



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A deceptively spacious detached family residence extending to in excess of 3,000 sq ft situated in a rural position in the Green Belt and An Area of Outstanding Natural Beauty.

The ground floor accommodation is currently arranged to comprise four reception rooms and a third bedroom but two of the reception rooms could easily be used as additional bedroom accommodation if required

- Bedroom One with En-Suite Bathroom
- Two to Four Further Bedrooms
- Bathroom and Ground Floor Shower Room
- Sitting Room * Dining Room
- Family Room/Bedroom 4
- Study/Bedroom Five
- Kitchen/Breakfast Room
- Utility Room
- Detached Garage * Workshop and Driveway Parking
- Garden

PRICE FREEHOLD

Offers in excess of £900,000

LOCATION

Brasted Chart is a small hamlet to the south of Brasted Village where there is a general stores, medical centre and two pubs/restaurants. Brasted Chart has a recreation ground and is surrounded by beautiful open countryside, a lot being National Trust woodland, ideal for walks at Toys Hill or Emmets Gardens.

There are primary schools in Sundridge and Ide Hill, both a short drive and further state and private schools in the surrounding villages and towns. There are also various sporting and recreational facilities in the area.

Sevenoaks is the main town serving Brasted Chart and is about five miles away, within Sevenoaks there are excellent shopping facilities and a main line station with fast trains to London. M25 junction 5 with access to Gatwick and Heathrow Airports.

GROUND FLOOR

Approached from Chart Lane through twin five bar gates to a graveled drive and parking area.

ENTRANCE PORCH

With door to the entrance hall.

ENTRANCE HALL

A long and spacious hall with radiator in cabinet surround, wood flooring and stairs to the first floor.

SHOWER/CLOAKROOM

With shower cubicle, w.c. and bespoke glass hand basin. Radiator, double glazed window, wood flooring.

SITTING ROOM

With radiators, double aspect double glazed windows and doors to the garden and side bay. Parquet flooring, and fireplace with timber and marble surround and fitted gas fire.

DINING ROOM

With radiator, double glazed double aspect windows and parquet flooring.





FAMILY ROOM/BEDROOM FOUR

With radiator and double glazed window.

STUDY/BEDROOM FIVE

With radiator and double glazed window.

BEDROOM THREE

With radiator and double glazed window.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and wall units. Tiled flooring with electric under floor heating, serving hatch to the dining room, plumbing for dishwasher, built in hob, oven and sink unit. Space for table and chairs and double glazed window.

UTILITY ROOM

Terracotta tiled floor with underfloor heating, door to the side, double glazed window. Sink unit, plumbing for washing machine and space for further appliances. Doors from the entrance hall and to the kitchen.

FIRST FLOOR

LANDING

With two double glazed Velux windows, two radiators in cabinet surrounds, fitted wardrobe/airing cupboards one with hot water cylinder. Hatch with fitted ladder to the loft space.

BEDROOM ONE

With radiator, double glazed windows and built in wardrobe cupboards with fitted shelves and drawers.

Door to en-suite bathroom.

EN-SUITE BATHROOM

With enclosed bath with mixer tap, w.c. and hand basin. Separate shower cubicle, tiled walls and flooring, ladder style towel rail and double glazed window.





BEDROOM TWO

Originally two bedrooms with radiators, double glazed windows, built in wardrobe cupboards to one wall.

BATHROOM

With enclosed bath, separate shower cubicle, w.c. and hand basin. Radiator, double glazed Velux window and tiled walls.

OUTSIDE

GARAGE

With up and over door, light and power. There is a separate door to the drive area and double doors to a WORKSHOP with light and power. DRIVEWAY PARKING

THE GARDEN

The back garden is on the west side of the property and includes a terrace, lawn and mature trees and shrubs.

There is access either side of the property from the front which leads to the back garden.

SERVICES AND COUNCIL TAX

Mains water, electricity and drainage. Oil central heating. There is some partial underfloor electric heating and LPG gas to the sitting room fireplace. Sevenoaks District Council - Band "G"

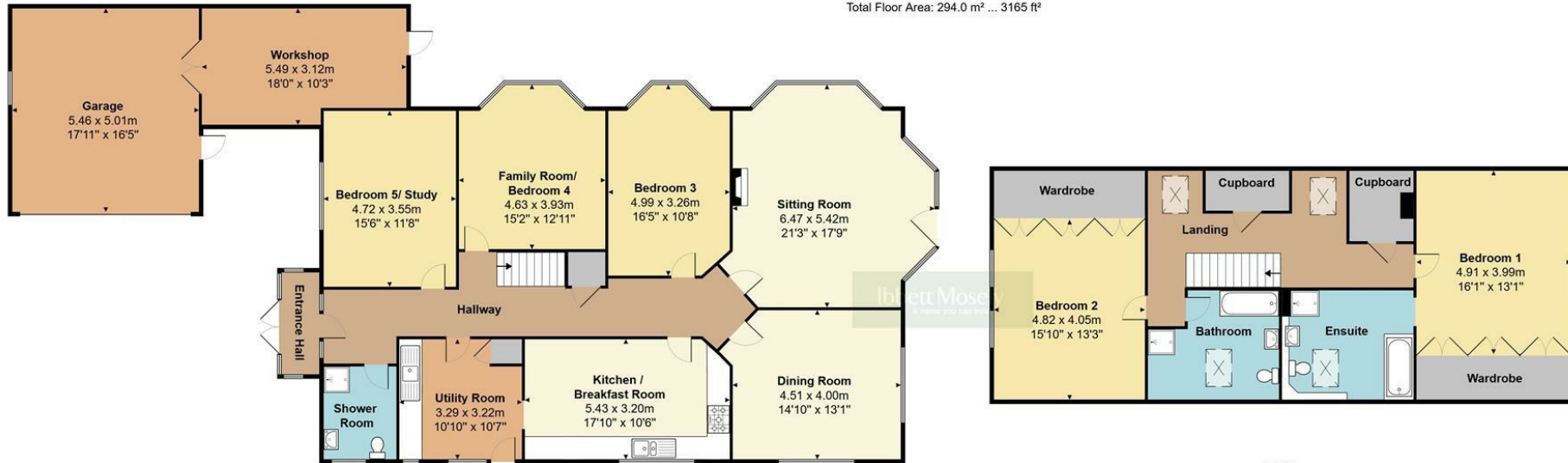
DIRECTIONS

From Westerham proceed on the A25 towards Sevenoaks, on entering the village of Brasted, pass Church Road on the left, Chart Lane will be found on the right after about a third of a mile. Continue up Chart Lane when the property will be on the right after about a mile.



Chart Lane, Brasted Chart, TN16

Total Floor Area: 294.0 m² ... 3165 ft²



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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