



Ibbett Mosely





## Station Road, Brasted, Kent, TN16 1NS

### Asking Price £435,000 Freehold

**In a semi rural location in the Green Belt and an Area of Outstanding Natural Beauty an older style semi-detached two double bedroom cottage style house now requiring some updating.**

- Two Double Bedrooms
- Bathroom
- Sitting Room
- Kitchen
- Double Glazed Conservatory
- Cloakroom
- Gas Central Heating
- Double Glazing
- Wrap Around Garden

\*\*\* NO ONWARD CHAIN \*\*\*

Positioned in a tucked away position, away from the road, an older style two bedroom end of terrace home with rendered and tile hung elevations under a tiled roof.

Situated in the Green Belt and an Area of Outstanding Natural Beauty the property now requires some updating.

#### LOCATION

Situated outside of the village in a semi rural location close to open countryside, within the village there are a number of specialist shops including a General Store, there is also a medical centre and a pub/restaurant. Closer to the property in Church Road there is another pub and St Martins Parish Church. For a wider choice of shops Westerham is about two miles or Sevenoaks about six miles. There are state and private schools for all ages in nearby villages and towns as well as sporting and recreational facilities including Westerham Golf Club. Main line station to London from Sevenoaks

and access to the M25 from junction 5 about three miles.

#### GROUND FLOOR

A double glazed door opens to the entrance porch.

#### ENTRANCE PORCH

With double glazed windows, tiled flooring and door to the entrance hall.

#### ENTRANCE HALL

With radiators, stairs to the first floor and door to the sitting room.

#### SITTING ROOM

With two radiators, double glazed bay window to the front, Fireplace surround (Gas disconnected). Door to the kitchen.

#### KITCHEN

Fitted with a range of base and wall units, inset hob, extractor and oven. Single drainer one and a half bowl sink unit. Plumbing for washing machine and dishwasher. Double glazed window, tiled flooring



electric downflow heater and part tiled walls. Open to the rear hall with storage cupboard under the stairs and door to the conservatory.

### CLOAKROOM

With W.C.

### CONSERVATORY

With radiator, tiled flooring and double glazed windows and double and single doors to the garden.

### FIRST FLOOR

#### LANDING

With double glazed window and hatch with fitted ladder to boarded loft space with gas boiler for central heating and hot water.

#### BEDROOM ONE

With radiator, double glazed windows and wardrobe cupboard.

#### BEDROOM TWO

With radiator, double glazed window and wardrobe cupboard.

#### BATHROOM

Fitted with a roll top bath with ball and claw feet, separate shower cubicle, W.C. and hand basin. Ladder towel rail, extractor fan and some wall tiling.

#### OUTSIDE

On road parking.

#### THE GARDEN

A wrap around garden, the front area is grass with side hedges, a side access to the back where there is a paved terrace with two sheds one with light and power. The main garden includes lawns, flower and shrub borders and a barbecue terrace.

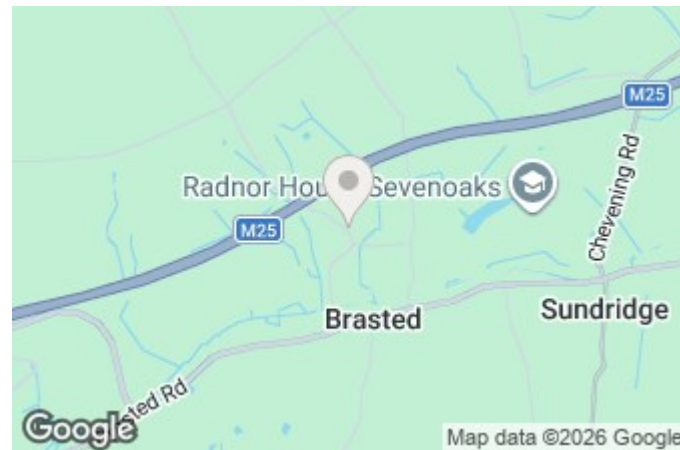
### SERVICES AND COUNCIL TAX

Mains gas, water, electricity and drainage are connected.

Sevenoaks District Council - Band "D"

### DIRECTIONS

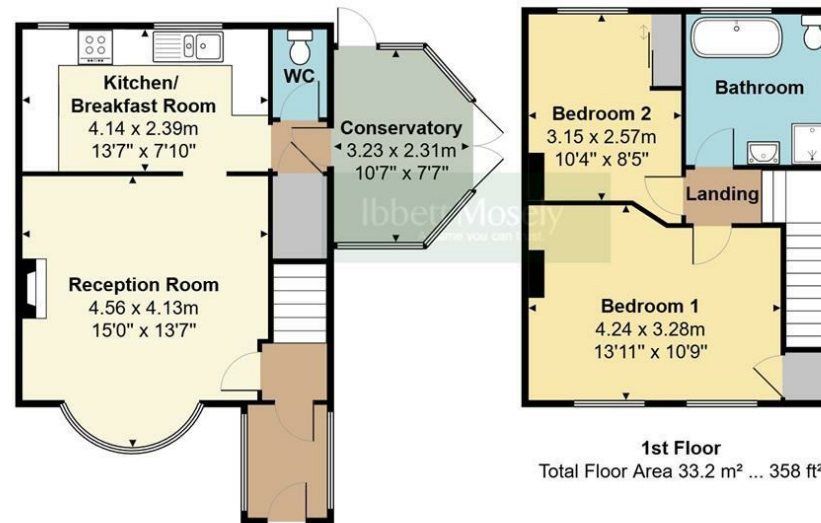
From Westerham take the A25 to Brasted and Sevenoaks. Pass the recreation ground on the left as you enter the village, shortly after turn left into Church Road, pass the pub and the church and continue into Station Road. The entrance (pedestrian access only) to Glebe Cottages will be on the right just after Coles Lane.



EPC Rating- D

Station Road, Brasted, TN16

Total Floor Area: 76.2 m<sup>2</sup> ... 820 ft<sup>2</sup>



Measurements are approximate, not to scale and for illustrative purposes only.  
[www.essentialpropertymarketing.com](http://www.essentialpropertymarketing.com)

**Ibbett Mosely**

**Westerham 01959 563265**

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

**[www.ibbettmosely.co.uk](http://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.

**...a name you can trust**  
*offices in Kent and London*