



Ibbett Mosely

Chart Lane, Brasted, TN16 1LP



Inspection highly recommended  
This delightful semi-detached Victorian cottage has been sensitively extended for the current owner whilst retaining many period features.

There are three bedrooms (One currently used as a dressing room), a triple aspect sitting room with log burner and a dining/family room also with log burner that is open to a bespoke kitchen/breakfast room. There is off road parking for three vehicles and a well stocked garden which adjoins and overlooks farmland.

## PRICE FREEHOLD

£700,000

## LOCATION

Approached off Chart Lane over a private driveway which serves a number of similar cottages and farms.

The cottage is private yet not remote. Brasted village is a short walk and can be accessed via a footpath opposite the house. In the village there is a general stores, a medical practice, some small more specialist shops, a tea room and two pubs/restaurants.

There is a good selection of state and private schools in the area as well as sporting and recreational facilities including Westerham Golf Club.

Sevenoaks to the east is about four and a half miles with a great selection of shops and main line station to London. The national motorway network is easily accessed via the M25 (J5) about two and a half miles.

## GROUND FLOOR

- Bedroom One with En-Suite Shower Room
- Two Further Bedrooms
- Ground Floor Bathroom/Utility
- Sitting Room
- Dining/Family Room
- Bespoke Kitchen/Breakfast Room
- Oil Central Heating
- Double Glazing
- Ample Parking
- Well Stocked Garden

## ENTRANCE HALL

With radiator, part tiled flooring, stairs to the first floor and doors to the sitting room and dining/family room.

## SITTING ROOM

A triple aspect double glazed room with two radiators, a feature fireplace with brick surround, bressumer beam, tiled hearth and fitted Stovax wood-burning stove. Open aspect to a rear lobby area with vaulted ceiling, French doors to the terrace and garden, Travertine tiled flooring and open to the kitchen/breakfast room and the dining/family room.

## DINING/FAMILY ROOM

With radiator, double glazed window, feature fireplace with brick surround, bressumer beam and inset log-burning stove. Storage cupboard under the stairs. The room is open to the kitchen/breakfast room and creates a wonderful entertaining space.





## BESPOKE KITCHEN/BREAKFAST ROOM

Fitted with a range of Shaker style base and wall units in pine with granite surfaces and breakfasting bar and under cabinet lighting. There is a deep butler style sink, an integrated Bosch dishwasher, a concealed bin system, space for a fridge/freezer, a fitted dual fuel range style cooker (gas hob via LPG and electric ovens) with extractor canopy over. Travertine tiled flooring.

## BATHROOM/UTILITY

With enclosed bath with mixer tap and hand spray, w.c. and hand basin. Ladder style towel rail. One end is made over to a dedicated utility area with fitted work surface, plumbing and space for a washing machine, space for an additional fridge or freezer and a floor mounted oil boiler.

## FIRST FLOOR

### LANDING

With double glazed window and hatch to boarded loft space with lighting.

### BEDROOM ONE

With radiator, double glazed window, shelved linen cupboards and original decorative fireplace surround.

### EN-SUITE SHOWER ROOM

Fitted with a corner shower cubicle with Aqualisa mixing valve, w.c. and hand basin. There are part tiled walls, a radiator, shaver socket, extractor fan and double glazed window.

### BEDROOM TWO

With radiator, double glazed window, fitted wardrobe and shelved cupboards and a Victorian fireplace surround.





### BEDROOM THREE

Currently used and fitted as a dressing room with radiator, double glazed window and fitted Sharps wardrobe and low level storage cupboards.

### OUTSIDE

### PARKING

There are two main parking area's that allow for the parking of three vehicles. Adjoining one of the parking area's there are two storage sheds.



### THE GARDEN

Adjoining and overlooking farmland the garden comprises a large paved terrace, lawns, a log store, flowering trees and shrubs including hydrangeas and a flowering cherry tree.

### SERVICES

Mains water and electricity are connected, there is a private drainage system which is shared with a neighbour.

### COUNCIL TAX

The property is located in an area administered by Sevenoaks District Council and is in Council Tax Band "F".

### DIRECTIONS

Leave Westerham on the A25 towards Sevenoaks, on entering Brasted pass West End on the right and Church Road and Wilkins Way on the left. Take the next right into Chart Lane.

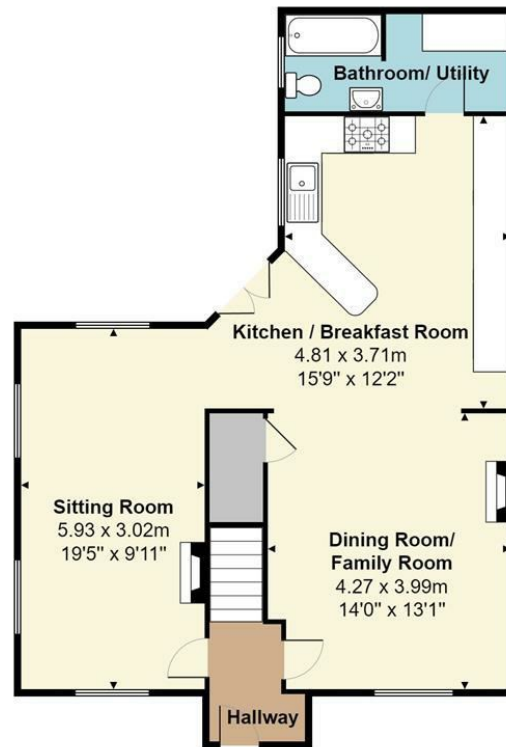
The private drive approach will be found on the left and is signposted to Hartfield Farm. The property will be on the right.



Colinette Cottages, Chart Lane, Brasted, TN16



Total Floor Area: 110.0 m<sup>2</sup> ... 1185 ft<sup>2</sup>



**Ground Floor**  
Total Floor Area 68.9 m<sup>2</sup> ... 742 ft<sup>2</sup>



**1st Floor**  
Total Floor Area 41.5 m<sup>2</sup> ... 447 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- E**

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