



Ibbett Mosely

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## Chart Lane, Brasted, Kent, TN16 1LN

### Offers Over £400,000 Freehold

**\*INSPECTION HIGHLY RECOMMENDED\***

**A well presented and charming village cottage of character set away from the High Street in the village Conservation Area and an Area of Outstanding Natural Beauty.**

- Two Double Bedrooms
- Kitchen/Breakfast Room
- Courtyard Garden with Store
- Ground Floor Bathroom
- Gas Central Heating
- Reception Room
- Double Glazing

Price Guide £400,000 - £425,000

In the village Conservation Area and an Area of Outstanding Natural Beauty this delightful period cottage of character is within a short walk of the amenities within the picturesque village. The cottage has brick and rendered elevations under a mainly slate tiled roof, with gas central heating and double glazing throughout.

#### LOCATION

The well regarded and sought after village of Brasted is to the east of Westerham and the west of Sevenoaks, within the village there is a general store, two public houses/restaurants, a tea rooms and medical practice.

There are primary schools in Westerham and Sundridge with other state and private schools for all ages in the surrounding villages and towns, where there are also sporting and recreational facilities including Westerham Golf Club.

Bus services from the village to Sevenoaks with its wider choice of shops and station to central London

(London Bridge 22 minutes). M25 access (J5) about two miles.

#### GROUND FLOOR

A double glazed door opens to the entrance hall.

#### ENTRANCE HALL

With radiator, part panelled walls, wood flooring, and recessed ceiling lights.

#### RECEPTION ROOM

With radiator, double glazed window, wood flooring, open arch from the hall, decorative fireplace surround with fitted coal effect gas fire, and storage cupboard under the stairs.

#### INNER HALL

With stairs to the first floor and storage cupboard.

#### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and wall units, space for table and chairs, cupboard with Vaillant gas boiler for central heating and hot water, Butlers style sink, range cooker, dishwasher, oak flooring, double glazed window, part tiled walls.

### REAR HALL

Fitted cupboard with plumbing for washing machine and tumble dryer, double glazed double doors to the courtyard garden.

### BATHROOM

With enclosed bath, separate shower, w.c. and hand basin. Chrome ladder style towel rail, extractor fan, tiled walls, and double glazed window.

### FIRST FLOOR

#### LANDING

With doors to the bedrooms, wood effect flooring and hatch to the loft space.

#### BEDROOM ONE

With radiator, double glazed window, wardrobe cupboard and wood flooring.

#### BEDROOM TWO

With radiator, double glazed window and wood flooring.

### OUTSIDE

#### COURTYARD GARDEN

There is a private courtyard garden to the back of the cottage, the courtyard is paved with some raised and planted borders. There is a very useful GARDEN STORE with light and power. There is a garden tap and outside lighting.

### SERVICES

Mains gas, water, electricity and drainage.

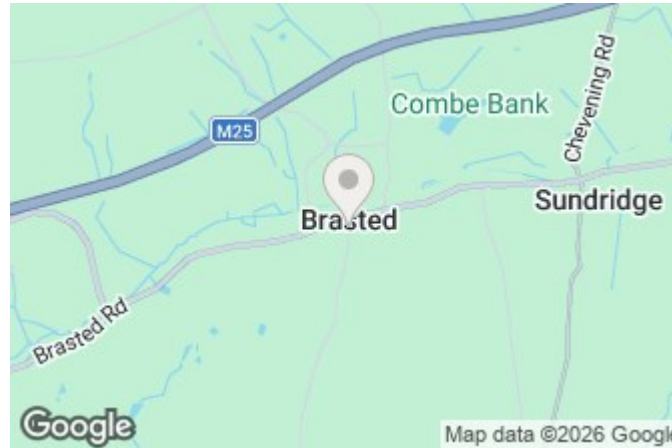
### COUNCIL TAX

Sevenoaks District Council - Band 'D'

### DIRECTIONS

From Westerham proceed on the A25 into the

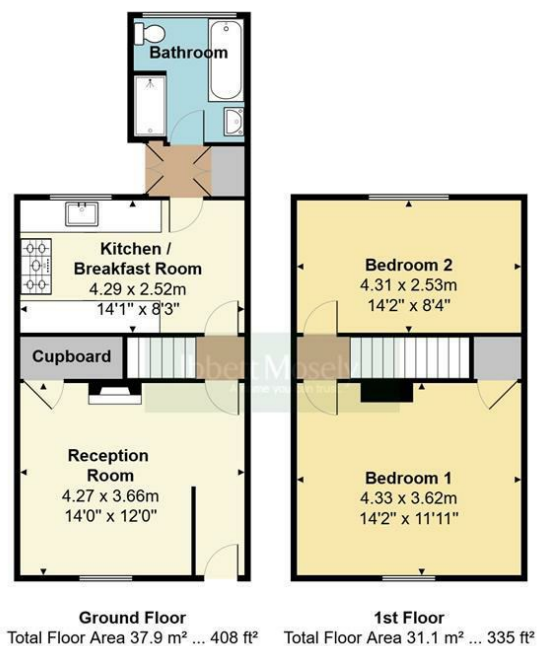
village of Brasted, Chart Lane will be found on the right shortly after entering the village and the property will then be on the right.



## EPC Rating- D

Chart Lane, Brasted, TN16

Total Floor Area: 69.0 m<sup>2</sup> ... 743 ft<sup>2</sup>



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

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