Ibbett Mosely

Rectory Lane, Brasted, TN16 1JS

Asking Price £475,000 Freehold

A spacious energy efficient three double bedroom semi-detached home extending to about 1270 sq ft. Built by Durtnell Limited in 2014/15 and situated in an Area of Outstanding Natural Beauty close to the village centre

- Three Double Bedrooms
- Three Bath/Shower Rooms (Two En-Suite)
- Living Room
- Fitted Kitchen
- Cloakroom
- Gas Central Heating
- Double Glazed
- Two Parking Spaces
- Garden

One of a pair of sympathetically designed houses built by Durtnell Limited in 2014/15 which blend into the rural nature of the location.
Elevations are facing brick under a slate tiled roof with solar photo voltaic arrays to the south roof to contribute about 10% of the energy needs of the property from renewable low carbon sources.

LOCATION

Brasted is a small village on the A25 between the town of Sevenoaks to the east and Westerham to the west. Within the village there is a village stores, two pubs/restaurants and a medical practice. Sundridge & Brasted Primary School can be found in Sundridge along with Radnor House a Co-Educational Independent School. Sevenoaks is about five miles to the east with a wide choice of shops and main line station to London. Sporting and recreational facilities include golf at Westerham.
M25 access at junction 5.

GROUND FLOOR

ENTRANCE HALL

With radiator, wood effect flooring and utility cupboard with plumbing for a washing machine.

CLOAKROOM

With w.c., hand basin, heated towel rail and extractor fan.

RECEPTION ROOM

With radiator, wood effect flooring, double glazed windows and double doors to the patio and garden. Open to the fitted kitchen.

FITTED KITCHEN

With a range of base and wall units, built in hob, oven, extractor hood, dish washer and fridge/freezer. Cupboard with gas boiler for central heating and hot water, part tiled walls and double glazed window.

FIRST FLOOR

LANDING

With radiator and double glazed window.

BEDROOM TWO
With radiator, double glazed window and door to en-suite shower room.

EN-SUITE SHOWER ROOM
With shower cubicle, w.c. and hand basin. Part tiled walls, heated towel rail and extractor fan.

BEDROOM THREE
With radiator and double glazed window.

BATHROOM
With enclosed bath, w.c. and hand basin. Heated towel rail, double glazed window, part tiled walls and extractor fan.

SECOND FLOOR

LANDING
Heated linen cupboard with hot water cylinder.

BEDROOM ONE
With radiator, eaves storage cupboards and part sloping ceilings with double glazed Velux windows. Door to en-suite shower room.

EN-SUITE SHOWER ROOM
With shower cubicle, w.c. and hand basin. Heated towel rail, part tiled walls and double glazed Velux window.

OUTSIDE

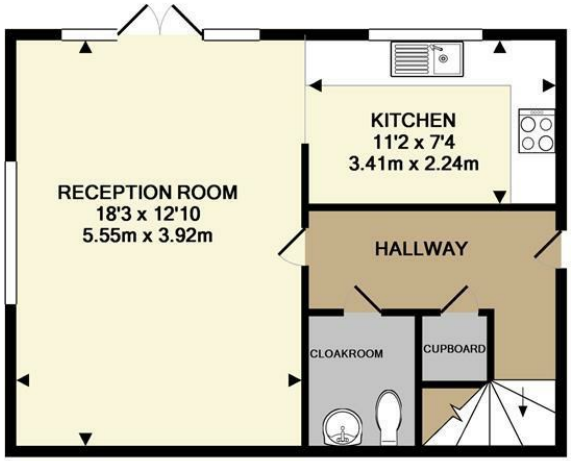
PARKING
There are two parking spaces allocated to the property.

GARDEN
With patio, lawn and some shrubs.

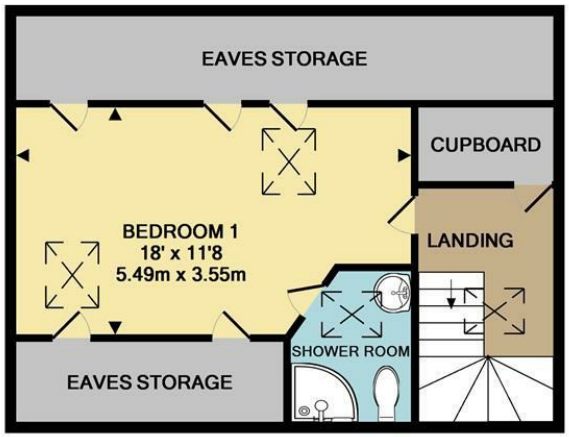
SERVICES AND COUNCIL TAX
Mains gas, water, electricity and drainage.
Sevenoaks District Council - Band "E"

DIRECTIONS
From Westerham proceed on the A25 towards Sevenoaks, Brasted is the first village that you reach. Continue most of the way through the village and turn left into Rectory Lane immediately before the village green. The house will be on the right after passing over two bridges.

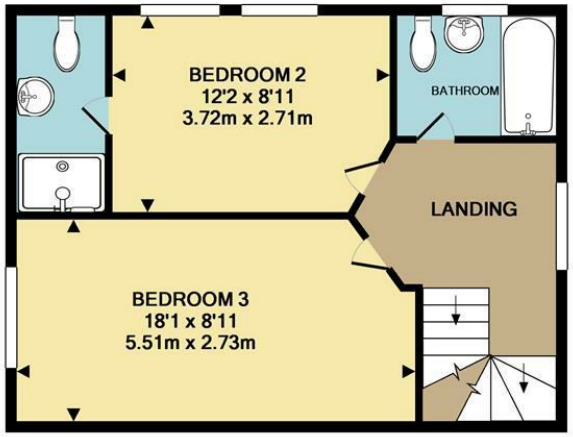
EPC Rating- B



GROUND FLOOR



2ND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1270 SQ.FT. (118.0 SQ.M.)

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

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