



FOR SALE  
Ibbett Mosely  
01959 583265

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

**Price £695,000 Freehold**

**A charming detached period cottage of character dating in part to the 17th Century, internally there are a wealth of period features including an inglenook fireplace and exposed beams, a later extension comprises a lovely garden/sitting room with French doors to the patio and garden.**

- Two Double Bedrooms
- Study/Bedroom Three
- Gas Central Heating
- Ground Floor Bathroom
- Garden/Sitting Room
- Large Garage with Parking in Front
- Sitting/Dining Room
- Fitted Kitchen
- Secluded Partly Walled Garden

A beautifully presented detached period village cottage of character dating in part to the 17th Century with a wealth of period features along with many stylish contemporary additions.

The cottage has pleasing elevations being mainly brick and tile hung with windows being leaded light with sound reflection glass. A dive to one side allows access to a good size garage (Formerly stables) and there is a secluded partly walled garden.

### LOCATION

The delightful village of Brasted is set around the A25 and is surrounded by extensive Green Belt countryside. Within the village there is a convenience store, a medical centre, a recreation ground and various offices assisting with employment within the area.

The larger town of Sevenoaks is to the east with a much larger supply of shops and businesses as well as a main line station to London. There is also a station at Oxted which allows access to central London.

There are numerous state and private schools for all age groups in the surrounding villages and towns as well as sporting and recreational facilities including Westerham Golf Club. Junction 5 of the M25 is a couple of miles away.

### GROUND FLOOR

#### GARDEN/SITTING ROOM

With limestone flooring with under floor heating, vaulted and oak timbered ceiling and French doors to the garden.

#### HALL

With radiator and stairs to the first floor.

#### STUDY/BEDROOM THREE

With radiator, double glazed window, cupboard with gas boiler for central heating and hot water. Library bookshelves with cupboards under. Vaulted ceiling.

#### BATHROOM

With enclosed bath with a separate shower over, w.c. and hand basin. Limestone flooring, part tiled

walls, extractor fan, double glazed window with hardwood shutters. Heated ladder style towel rail incorporating a radiator. Recessed cupboard.

### SITTING/DINING ROOM

With radiators, double glazed windows with hardwood shutters. beamed ceiling and inglenook fireplace.

### KITCHEN

Fitted to two sides with a bespoke range of base and wall units. Inset single drainer single bowl sink unit, gas hob, oven, extractor fan, fridge, dish washer and washing machine. Part tiled walls, window with hardwood shutters and mainly glazed door to the garden.

### FIRST FLOOR

#### SMALL LANDING

#### BEDROOM ONE

A double aspect room with double glazed windows, radiator, fitted wardrobe cupboards and large eaves storage cupboard.

#### BEDROOM TWO

With radiator, double glazed windows, range of fitted wardrobe cupboards and eaves storage cupboard.

### OUTSIDE

#### GARAGE

A single garage with electric roller shutter door, light, power, cobbled flooring, work bench, storage cupboards and stable door to the garden. There is a loft space over the garage for storage.

Additional parking to the front of the garage.

### THE GARDEN

A delightful partly walled garden with southerly

aspect. Within the garden there are a number of specimen trees and shrubs, a patio which offers seclusion.

### COUNCIL TAX

The property is in the Sevenoaks district and is in council tax band "F"

### SERVICES

Mains gas, water, electricity and drainage.

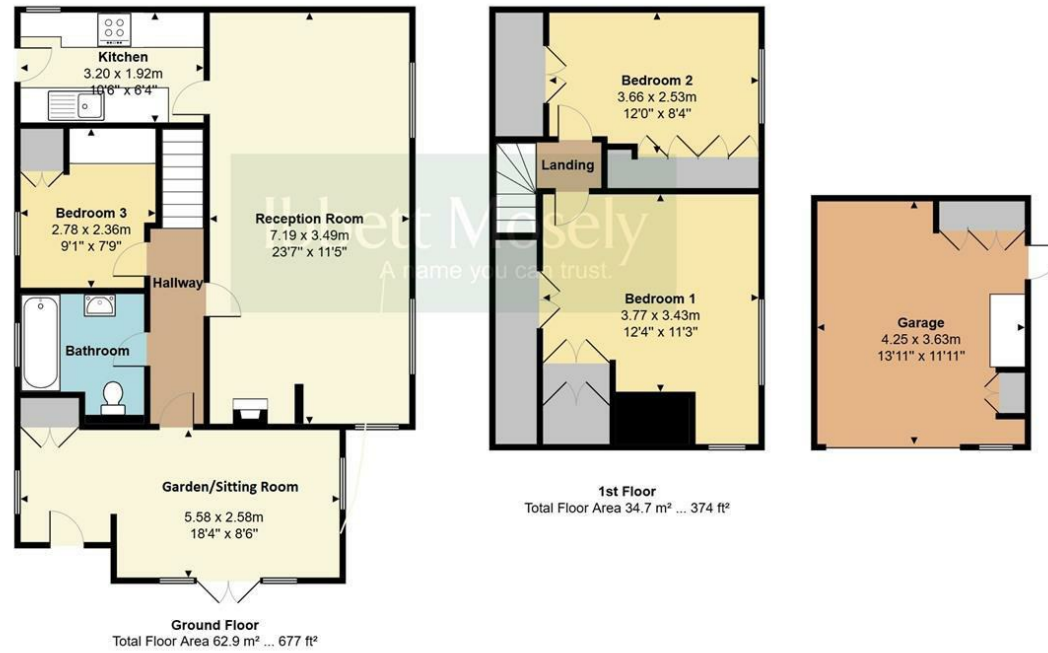
### ROUTE TO VIEW

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.



Chart Lane, Brasted, TN16

Total Floor Area: 113.0 m<sup>2</sup> ... 1216 ft<sup>2</sup>



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

Westerham 01959 563265

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