



Ibbett Mosely



High Street, Brasted, TN16 1JA

Guide Price £375,000 Freehold

** PRELIMINARY DETAILS **

Situated in the village conservation area this beautiful Grade II listed period cottage dates from the early 20th Century and is offered for sale chain free with a separate detached bungalow also available by separate negotiation

- Two Double Bedrooms
- Ground Floor Bathroom
- First Floor Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Gas Central Heating
- Large Garden

PRELIMINARY DETAILS

*** GUIDE PRICE £375,000 - £385,000
FREEHOLD ***

A beautiful Grade II listed end of terrace period cottage offered for sale CHAIN FREE dating from the early 20th Century.

Modernised and updated in recent years including new plumbing and central heating, new kitchen, bathroom and cloakroom and some internal re-design.

The cottage has pleasing brick, rendered and mock timbered elevations under a slate roof.

ALSO AVAILABLE is a detached one bedroom bungalow located to the back of the cottage

LOCATION

Brasted is a small village on the A25 with a local store, a number of more specialist retail units and two public houses/restaurants. The main shopping area for the village is at Sevenoaks which is about five miles away, there is also a main line station to London. There are excellent schools, both private and state in the nearby villages and towns. M25 access from junction 5, about three miles.

GROUND FLOOR

The front door opens to the entrance hall.

ENTRANCE HALL

With oak flooring, part panelled walls and display recess.

SITTING ROOM

With radiator, oak flooring and period fireplace surround.

KITCHEN/DINING ROOM

A good size room with door to the garden, work surface to one wall with built in electric hob and single drainer one and a half bowl stainless steel sink unit, under surface cupboards and drawers, oven and slimline dish washer. Wall cupboards and extractor hood. Part tiled walls, oak flooring, radiator, feature fireplace surround. Open to the utility room.

UTILITY ROOM

With a wall mounted gas boiler, work surface with cupboard and plumbing for a washing machine under. Double glazed skylight window, oak flooring, stairs to the first floor and door to the bathroom.

BATHROOM

With enclosed bath with a mixer tap and shower attachment, w.c. and hand basin with cupboard under. Tiled walls and floor, chrome ladder style towel rail and extractor fan.

FIRST FLOOR

STAIRS AND LANDING

With shelved cupboard, window to the back and fitted carpet.

BEDROOM ONE

With radiator, decorative surround to fireplace and fitted carpet.

BEDROOM TWO

With radiator, eaves cupboard and fitted carpet.

CLOAKROOM

With w.c. hand basin with cupboard under, chrome ladder style towel rail, extractor fan, tiled walls and floor and fireplace surround as a feature.

OUTSIDE

A shared path leads to a paved terrace with a large lawn beyond.

NOTES

1. The right of access is shared with the separate annexe, There is also a right of access in favour of the attached cottage leading to a separate area of their garden.
2. The utility supplies to the annexe are currently attached to 1 Old Forge Cottages, the owners will make suitable arrangements for these to be split prior to completion
3. Library photographs.

COUNCIL TAX

The property is in council tax band C.

SERVICES

Mains gas, water, electricity and drainage are connected.

ROUTE TO VIEW

Leave Westerham on the A25 towards Sevenoaks, on entering Brasted pass Church Road on your left. The cottage will be found on the left just after the Zebra crossing.



EPC Rating-



TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.0 SQ.M.)

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