



Ibbett Mosely

Ibbett Mosely



Ibbett Mosely



Ibbett Mosely



Ibbett Mosely

Chart Lane, Brasted Chart, Kent, TN16 1LR

Guide Price £700,000 Freehold

**AN EXTENDED & REFURBISHED CHARACTER COTTAGE
IN A SEMI-RURAL LOCATION, ON THE EDGE OF BRASTED VILLAGE,
WITH FAR REACHING VIEWS TO THE REAR AND OFFERED FOR SALE CHAIN FREE**

- 3 Bedrooms
- Bathroom & Cloakroom
- Kitchen/Breakfast/Dining Room
- Living Room
- Landscaped Garden with Views
- Store/Workshop
- Double Glazing & Oil Central Heating
- Off Road Parking
- No Onward Chain

Nestled in a semi-rural location in the sought after Brasted Chart, this delightful extended character cottage offers a perfect blend of modern comfort and traditional charm. Spanning an impressive 1,245 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining. With three bedrooms, this home provides ample space for families or those seeking a peaceful retreat.

The cottage features a thoughtfully refurbished interior, ensuring a fresh and contemporary feel while retaining its unique character. Positioned not too far from Brasted village it allows for a tranquil lifestyle, with picturesque views to the rear that enhance the serene atmosphere yet still within easy reach of amenities. Importantly, there is no onward chain, making the purchasing process straightforward and hassle-free.

This property is a rare find, combining the charm of a cottage with modern amenities in a sought-after location. Whether you are looking for a family home or a weekend getaway, this cottage is sure to impress. Do not miss the opportunity to make this enchanting property your home.

LOCATION

Located in a semi-rural position in the sought after area of Brasted Chart the cottage can be reached by steps leading up from the private driveway/parking area which serves a handful of homes. Brasted Village is a short distance where you will find a general store, medical practice, some small more specialist shops, a tea room and two pubs/restaurants. There is a choice 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 offering a larger selection of shops, restaurants and a main line station to London. Access to the M25 (J5) is approximately two and a half miles.

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, door to dining room and door to:

LIVING ROOM

Working fireplace (not tested) with stone surround & brick hearth, alcove with built-in cupboard & shelving, underfloor heating and exposed brick feature wall. Door to:

KITCHEN/BREAKFAST ROOM

Understairs storage cupboard housing meters & Sky connections, underfloor heating with rustic tiled floor. Fitted with a range of wall & base units including a pull-out larder, and granite worktops. Built-in Neff appliances comprise 2x single electric ovens, eye-level mounted microwave, hob, dishwasher and washing machine. 1½ stainless steel sink with mixer tap. Freestanding Smeg fridge/freezer and built-in wine cooler. From the Breakfast Area the picture window captures far-reaching views towards The North Downs. Steps lead down to the cloakroom and a useful cellar style storage space. Double doors open to outside. Opening leads from the Kitchen Area to:

DINING ROOM

Open fireplace (not tested) with stone surround & brick hearth,

underfloor heating with rustic tiled floor, fitted cupboard & shelving to alcove.

LOWER GROUND

CLOAKROOM

Approached via 4 steps down from the Breakfast Area. White wall mounted basin with mixer tap & cupboard under, w.c.

CELLAR

Under the Breakfast Area, with power & light. Currently used for storage.

FIRST FLOOR

LARGE LANDING

Window offering distant views to The North Downs and over the garden. Radiator, doors lead to bedrooms, bathroom and staircase to Second Floor.

BEDROOM 1

With eaves storage cupboards & integral wardrobe, 2x built-in chest of drawers and wall mounted bedside tables. Radiator and ornamental brick recessed fireplace.

BEDROOM 2

Radiator, understairs wardrobe cupboard, shelving to alcove.

BATHROOM

Fitted with white suite comprising panelled bath with wall mounted valve & overflow bath filler, walk-in shower cubicle with glass screen and rainfall shower head plus additional hand-held attachment, w.c, sink with mixer tap & wall mounted sensor light mirror over. Extractor, shaver point, heated towel rail and tiling to floor & walls.

SECOND FLOOR

BEDROOM 3

With radiator, 2x eaves cupboards, pitched ceiling with spot lights. Door leads to a large Walk-In Loft Space with velux window and shelving.

OUTSIDE

FRONT GARDEN

Paved steps lead up from the PARKING AREA for 2 cars to the cottage style garden with variety of shrubs, plants and a producing apple tree. With wicker fencing screening the path (pedestrian right of access to neighbouring cottage) and oil tank, the garden also offers a water feature and outdoor spot lighting. Outside electric point. Log store, cupboard housing wood and oil boiler. From the parking area there is a WORKSHOP/STORE which is accessed via a wooden door and benefits from power & light.

REAR GARDEN

An enclosed & partially screened landscaped garden offering an entertaining area with built-in 'kitchen' that includes a sink, BBQ and store cupboard. Steps lead to a further paved area offering terrace with built-in bench style seating, shed and far reaching views over the adjacent paddock and towards The North Downs. From the paved terrace steps lead down to a level lawn with shrubs/plants to edging. NB. There is a pedestrian right of access at the back of this cottage in favour of the neighbouring property. Number 2 benefits from a pedestrian right of access over number 1.

SERVICES

Mains water, electricity and drainage are connected. The cottage has its own oil tank for central heating.

Council Tax Band E - Sevenoaks District Council.

ROUTE TO VIEW

Leave Westerham on the A25 towards Sevenoaks, on entering Brasted passing West End on the right hand side and Church Road & Wilkins Way on the left. Take the next right into Chart Lane and continue for just over half a mile. The property will be found set back from the road on the left hand side.



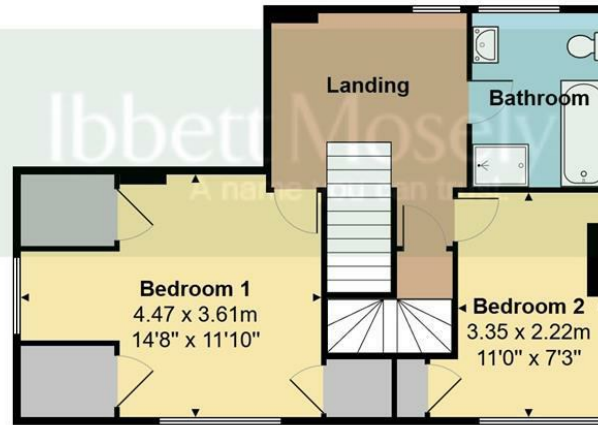
EPC Rating- D

Cacketts Cottages, Chart Lane, Brasted, TN16

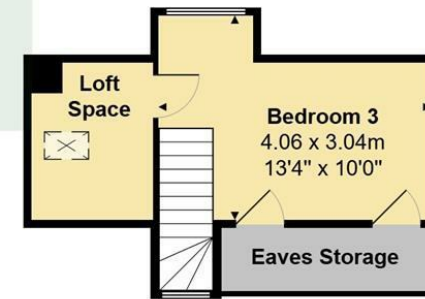
Total Floor Area: 112.0 m² ... 1206 ft² (excluding eaves storage)



Ground Floor
Total Floor Area 52.3 m² ... 563 ft²



1st Floor
Total Floor Area 43.5 m² ... 468 ft²



2nd Floor
Total Floor Area 15.8 m² ... 170 ft²

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

Ibbett Mosely

Westerham 01959 563265

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0.

...a name you can trust
offices in Kent and London