



Ibbett Mosely



## High Street, Brasted, Kent, TN16 1JA

### Offers In Excess Of £395,000 Freehold

**A charming Grade II Listed cottage of character, update and modernised whilst retaining period features including many exposed timbers and beams**

- Two Double Bedrooms
- Kitchen/Dining Room
- Good Size Garden
- Ground Floor Bathroom
- Exposed Beams
- Sitting Room
- Gas Central Heating

A beautiful Grade II Listed cottage of character situated in the village Conservation Area and an Area of Outstanding Natural Beauty.

English Listed Buildings states that the cottage, with others, probably dates from the 15th to the 17th Century.

To the front the cottage has rendered elevations and at the back they are rendered and tile hung all under a pitched tiled roof, internally there are a wealth of exposed beams and an inglenook fireplace in the kitchen/dining room.

#### 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

The front door opens to the sitting room.

#### SITTING ROOM

With radiator, oak flooring and exposed ceiling beams. Door to the kitchen/dining room.

#### KITCHEN/DINING ROOM

Fitted with a range of base and wall units, oak flooring, part vaulted and timbered ceiling, inglenook fireplace with wood burning stove.

Built in appliances including an oven, hob, extractor, fridge/freezer and slimline dishwasher. Butlers style sink, part tiled walls, stairs to the first floor and a useful UTILITY AREA with integrated washer dryer.

#### REAR HALL

With door to the garden.

### BATHROOM

With enclosed bath with mixer tap and hand spray, separate shower cubicle, w.c. and hand basin with cupboard under. Chrome ladder style towel rail, part tiled walls and tiled flooring.

### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

With radiator, wall light points and exposed timbers.

#### BEDROOM TWO

With radiator, exposed timbers and hatch to the loft space which houses the combi gas boiler which was installed in 2025.

### OUTSIDE

#### THE GARDEN

Immediately to the back of the cottage is a paved terrace with beyond a large lawn with some flower and shrub beds, there is a useful garden shed and a log store.

### NOTES

1. The cottage has a right of pedestrian access to the side and back of 17 High Street to access the back garden.
2. The right of access is also enjoyed by an adjoining cottage and also goes through the garden of the cottage.

### COUNCIL TAX

Council Tax Band D - Sevenoaks District Council.

### SERVICES

Mains gas, water, electricity and drainage.

### ROUTE TO VIEW

Leave Westerham on the A25 towards Sevenoaks, the village of Brasted will be about a mile. Pass the recreation ground, Church Road and Watermill Close on the left and Chart Lane on the right, the property will then be found on the left.



## EPC Rating- D

High Street, Brasted, TN16

Total Floor Area: 55.0 m<sup>2</sup> ... 592 ft<sup>2</sup>



# Ibbett Mosely

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