



Ibbett Mosely

Canons Walk, Brasted Chart, Kent, TN16 1NA



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THIS DECEPTIVELY SPACIOUS DETACHED FAMILY HOME OFFERS VERSATILE ACCOMMODATION, WITH POTENTIAL TO CREATE ANCILLARY ACCOMMODATION.

SITTING IN ITS SECLUDED, BUT NOT ISOLATED, PLOT WITH STUNNING VIEWS TOWARDS THE NORTH DOWNS, A VIEWING IS STRONGLY RECOMMENDED TO FULLY APPRECIATE THE SIZE, LOCATION AND POTENTIAL OF THIS PROPERTY.

PRICE

Offers In Excess Of £1,500,000 Freehold

Located in the sought-after location of Brasted Chart, in an area of outstanding natural beauty and greenbelt, this detached extended house offers an abundance of space and versatility, making it an ideal family home. With 7 bedrooms (5 of which are double sized), 4 reception rooms and 3 bathrooms this property is designed to accommodate both relaxation and entertaining with ease.

The house is deceptively spacious, providing a layout that can be tailored to suit your lifestyle needs. There is scope to improve & update as well as excellent potential to create ancillary accommodation, perfect for guests, an au-pair or extended family.

The established gardens feature a large heated swimming pool that invites you to enjoy leisurely afternoons in the sun. The property also comes with its own woodland. In all we understand the plot extended to approximately 2.64 acres. There are delightful distant views over the grounds and beyond.

For those with multiple vehicles, the property boasts ample parking and comes with a double barn-style carport and a single garage. The extensive driveway ensures that parking is never a concern.

This home is not just a place to live; it is a sanctuary that combines comfort, elegance, and the beauty of nature. With its prime location and impressive space, this

- 7 Bedrooms
- 4 Reception Rooms
- 3 Bathrooms
- Kitchen plus Utility Room
- Potential for Ancillary Accommodation
- Partial Secondary/Double Glazing
- Garage, Double Car Port & Driveway
- Established Gardens with Swimming Pool
- Woodland

property is a rare find in the market. Whether you are looking for a family residence or a space to entertain, this house is sure to impress.

AREA

The house is located in a private yet not remote location, in the sought after Brasted Chart. Approached down a long driveway off Canons Walk which is approximately 2 miles from Brasted Village. In the village there is a general store, medical practice, some small specialist shops and two pubs/restaurants. There is a good selection of state and private schools in the area, as well as sporting and recreational facilities including Westerham Golf Club. Sevenoaks to the East is approximately 5 miles with a great selection of shops and a main line station to London. The M25 motorway is easily accessed via junction 5, about 3½ miles.

GROUND FLOOR

ENTRANCE HALL

Shelved storage cupboard with Kinetico waters softener, loft hatch, stairs to lower ground floor. Doors to:

LOUNGE

With brick surround fireplace and coal effect fire, built-in corner display cabinet. Distant views over rear garden & woodland.

BEDROOM

Built-in wardrobes.

BEDROOM

Currently used as a study.





BEDROOM

With sink, built-in cupboard, loft hatch.

BATHROOM

With enclosed bath with mixer tap and shower attachment, extractor fan, w.c, sink with mixer tap, heated towel rail, separate shower cubicle with Mira power shower, tiled floor & walls.

BEDROOM

BATHROOM

Bath with mixer tap and shower attachment, glass shower screen, wall mounted Gainsborough power shower over bath, extractor fan, w.c, sink, heated towel rail, tiled floor & walls.

BEDROOM

Built-in sliding wardrobes, views over rear garden & woodland. A door leads through to an inner hall with step up to:

DRESSING AREA

with sink, built-in sliding wardrobe. Opening into:

BEDROOM

Loft hatch. Door leading to stairs to lower ground floor. Door to BALCONY with steps down to rear garden.

LOWER GROUND FLOOR

KITCHEN/DINING ROOM

The KITCHEN area is fitted with a range of base & wall units, breakfast bar, built-in dishwasher, built-in double Zanussi oven, worktops with Smeg 4 ring hob, 1½ bowl sink/drainers with mixer tap. The DINING AREA has an under stairs cupboard used as a larder and with fuse board. Sliding patio doors leads to:

CONSERVATORY

Tiled floor, double doors to garden, ceiling fan.

UTILITY ROOM

Approached off the Kitchen. There is a cupboard housing hot water cylinder, space & plumbing for stacked washing machine & tumble drier, space for large fridge/freezer, tiled floor. Stable doors lead to garden. Door to:

CLOAKROOM

W.c and sink.

KITCHENETTE

Approached off the Dining Area. With it's own front door and staircase leading to upstairs accommodation. Fitted with wall & base units, freestanding Beko cooker & fridge, Worktop with sink & drainer.





RECEPTION ROOM

Under stairs cupboard, double doors to rear garden and door to bedroom and:

BATHROOM

Fitted with corner bath with shower attachment, w.c, sink, extractor, heated towel rail, tiled walls & floor.

BEDROOM

Built-in wardrobes.

OUTSIDE

FRONT GARDEN

There is a **DOUBLE BARN-STYLE CARPORT** for 2 vehicles at the top of the drive. A five bar gate leads to a long gravel driveway, providing ample parking. There is a **SINGLE GARAGE** with up & over door, storage area and boiler for the extended portion of the house. Lawns with borders planted with a variety of shrubs & flowers. Side access to rear garden, oil tank and boiler. Steps lead up the front door. There are also steps leading down to another door providing a separate access to the lower ground accommodation in the extension part.



REAR GARDEN

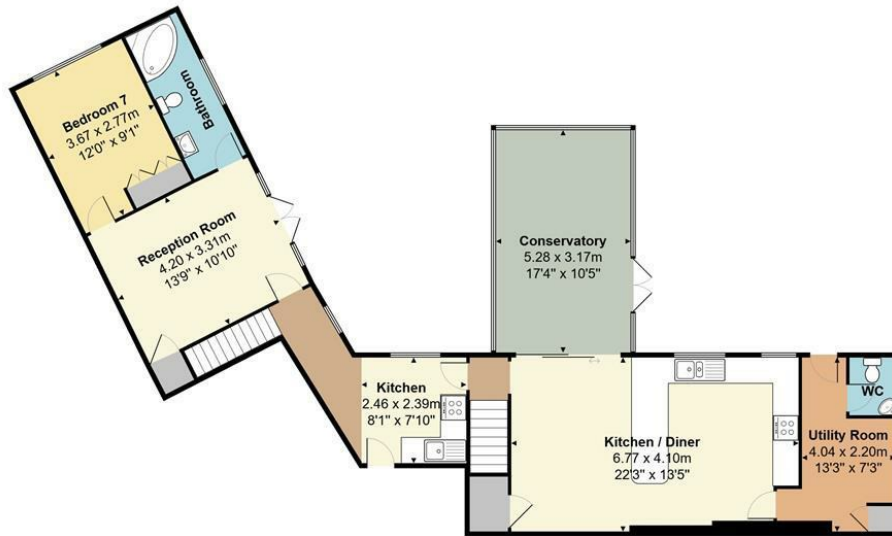
The manageable formal garden area is well established with plants including camellias and rhododendrons, shrubs and pathways. There is a large outdoor (covered) swimming pool that we are advised is heated via a heat source pump, located in the shed. Beyond the formal garden and set down is a large area of private woodland (Tree Preservation Orders apply) approached via a single gate. The plot extends in total to approximately 2.64 acres.

NB

We understand all mains services are connected excluding Gas. The house is heated via an oil fired central heating system and we are advised the extended part of the property has its own independent oil tank and boiler.

Council Tax Band - G, Sevenoaks District Council.

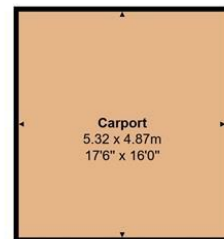




Lower Ground Floor
Total Floor Area 100.8 m² ... 1085 ft²



Ground Floor
Total Floor Area 161.3 m² ... 1736 ft²



Outbuilding
Total Floor Area 25.9 m² ... 279 ft²

Cannons Walk, Brasted Chart, TN16

Total Floor Area: 288.0 m² ... 3100 ft² (excluding balcony)

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

Ibbett Mosely

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EPC Rating- D

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