



Ibbett Mosely

Watermill Close, Brasted, TN16 1DG





A beautifully presented inner terraced house set within an exclusive development in the heart of Brasted village, built in 2009 by award winning developers Millwood Designer Homes.

The property has been adapted to allow lift access from the ground to the first floor, creating a dressing room from a former bedroom with another bedroom currently arranged as a home office.

Price Freehold £650,000

## LOCATION

The village of Brasted is located either side of the A25 to the east of Westerham. Within the village there is a small shop, two public houses/restaurants, some specialist shops and a medical centre. There is a primary school in Sundridge as well as Radnor House independent day school with other state and private schools in the surrounding villages and towns. there are also sporting and recreational facilities including golf at Westerham. Sevenoaks is about four miles with a wider choice of shops and station to London. M25 access, junction 5, is about two miles.

## GROUND FLOOR

### ENTRANCE PORCH

With front door opening to the entrance hall.

### ENTRANCE HALL

With radiator, cloak cupboard and alarm control panel.

- Bedroom One with En-Suite Shower Room
- Three Further Bedrooms (See details)
- Bathroom
- Reception Room
- Kitchen/Breakfast Room
- Gas Central Heating
- Double Glazing
- Lift Between the Ground and First Floors
- Two allocated Parking Spaces
- Garden

## CLOAKROOM

With w.c., hand basin, part tiled walls, radiator and double glazed window.

## RECEPTION ROOM

With ample space for designated living and dining areas. Radiators, double glazed windows and bi fold doors to the terrace and garden. To one corner is Stiltz lift between the ground and first floor.

## KITCHEN/BREAKFAST ROOM

Fitted with a range of base and wall units, built in appliances including a hob, oven, extractor, washing machine, dish washer and fridge freezer. Inset stainless steel bowl, part tiled walls, cupboard with gas boiler for central heating and hot water, radiator, double glazed window and space for table and chairs.







## FIRST FLOOR

### LANDING

Heated linen cupboard with hot water cylinder.

### BEDROOM TWO

With radiator, double glazed window and range of fitted wardrobe cupboards with sliding mirror fronted doors.

### BEDROOM THREE

Adapted and used as a dressing room with radiator, double glazed window and range of built in bedroom furniture. To one corner is a Stiltz lift allowing access from the ground to the first floor.

### BEDROOM FOUR

Arranged as a home office with radiator, double glazed window and fitted office furniture.

### BATHROOM

With enclosed bath with mixer tap and hand spray, w.c., and hand basin. Chrome ladder style towel rail, extractor fan, shaver socket, part tiled walls and tiled flooring.

## SECOND FLOOR

### LANDING

With radiator, hatch to the loft and large eaves storage area.

### BEDROOM ONE

With radiator, double glazed window and large wardrobe/store cupboard.

### EN-SUITE SHOWER ROOM

With walk in shower cubicle, w.c., and hand basin. Chrome ladder style towel rail, extractor fan, double glazed window, part tiled walls and tiled flooring.







## OUTSIDE

### PARKING

There are two allocated parking spaces.

### THE GARDEN

The front garden has a range of shrubs and bulbs in borders. The back garden comprises a paved terrace having borders with shrubs and climbers. There is a garden shed and a gated back pedestrian access.



### COUNCIL TAX

The property is in council tax band "E "

### SERVICES

Mains gas, water, electricity, and drainage are connected.

### SERVICE CHARGE

There is an annual service charge comprising an annual rent of £1 plus 7.6923% of the annual estate expenses. For the year 2022/23 this amounted to £678.79.



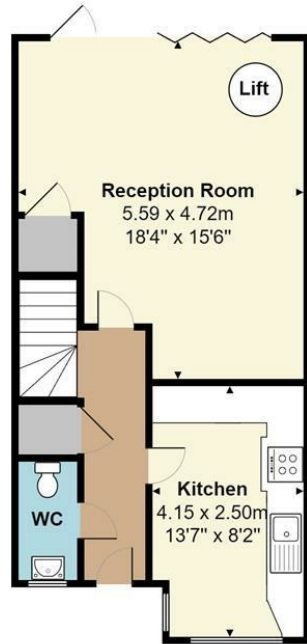
### DIRECTIONS

From Westerham proceed east on the A25 towards Sevenoaks. In Brasted pass Church Road and Wilkins Way on your left. Watermill Close will be found shortly after and is also on the left.



Watermill Close, Brasted, TN16

Total Floor Area: 123.0 m<sup>2</sup> ... 1324 ft<sup>2</sup>



Ground Floor  
Total Floor Area 44.1 m<sup>2</sup> ... 475 ft<sup>2</sup>



1st Floor  
Total Floor Area 42.0 m<sup>2</sup> ... 452 ft<sup>2</sup>



2nd Floor  
Total Floor Area 37.0 m<sup>2</sup> ... 398 ft<sup>2</sup>

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

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