



A most attractive and unique one bedroom detached bungalow (formally the annexe to 1 Old Forge Cottage) located just off the historic and picturesque village High Street of Brasted, offering easy commuter links via the motorway networks, with mainline rail links to London Bridge / Charing Cross possible in under thirty minutes via the neighbouring town of Sevenoaks. On the doorstep there are a number of boutique stores, with a wider array of all shopping, social and leisure facilities available in Westerham (1.7 miles) or Sevenoaks (4.3 miles).

The bungalow itself has been thoughtfully refurbished with a stylish and well planned interior comprising of entrance hallway, sitting room with fireplace and a social open plan relation to the contemporary fitted kitchen / breakfast area, spacious double bedroom and contemporary bathroom. Externally the property benefits from its own private lawned garden area. Available with NO ONWARD CHAIN, your early viewing comes highly recommended in order to fully appreciate all this unique home and all it has to offer.

## The Annexe 1 Old Forge Cottage

High Street, Brasted, TN16 1JA Freehold



Guide Price £299,950

## **ENTRANCE HALL**

Part glazed front entrance door, attractive wood effect flooring, access hatch to loft and doors off.

## **SITTING ROOM**

Two windows to front, radiator, attractive wood effect flooring, inset downlighting, TV aerial lead and feature fireplace with exposed brick surround and tiled hearth as the focal point for the room. The sitting room shares a social open plan relationship with the adjoining kitchen / breakfast area.

## **KITCHEN / BREAKFAST AREA**

French doors to side provide direct access to the garden area, inset downlighting, continuation of the attractive wood effect flooring and open space for table and chairs. The kitchen itself comprises a matching series of contemporary wall and base units set with work surface tops, inset stainless steel sink unit and splash back tiling in a brick bond pattern. Integrated appliances include oven with four ring hob and overhead extractor, washing machine and space for fridge freezer. Wall mounted boiler.

## **DOUBLE BEDROOM**

Spacious double bedroom has window to side, radiator, inset downlighting and a continuation of the attractive wood effect flooring.

## **BATHROOM**

Contemporary bathroom has window to front, heated towel rail, inset downlighting, tiled floor and fully tiled walls to contrast. White bathroom suite comprises tile sided bath with shower attachment and screen, close coupled WC and wash basin with integrated storage cupboard beneath.

## **PARKING**

There is parking readily available to the front of the property the length of the High Street, but nothing specifically allocated to the cottage.

## **GARDEN**

There is a compact lawned garden area, which is set within a neatly fenced perimeter to the left side of the bungalow, as well as shared access across the rear courtyard of 1 Old Forge Cottages.

## **ADDITIONAL INFORMATION**

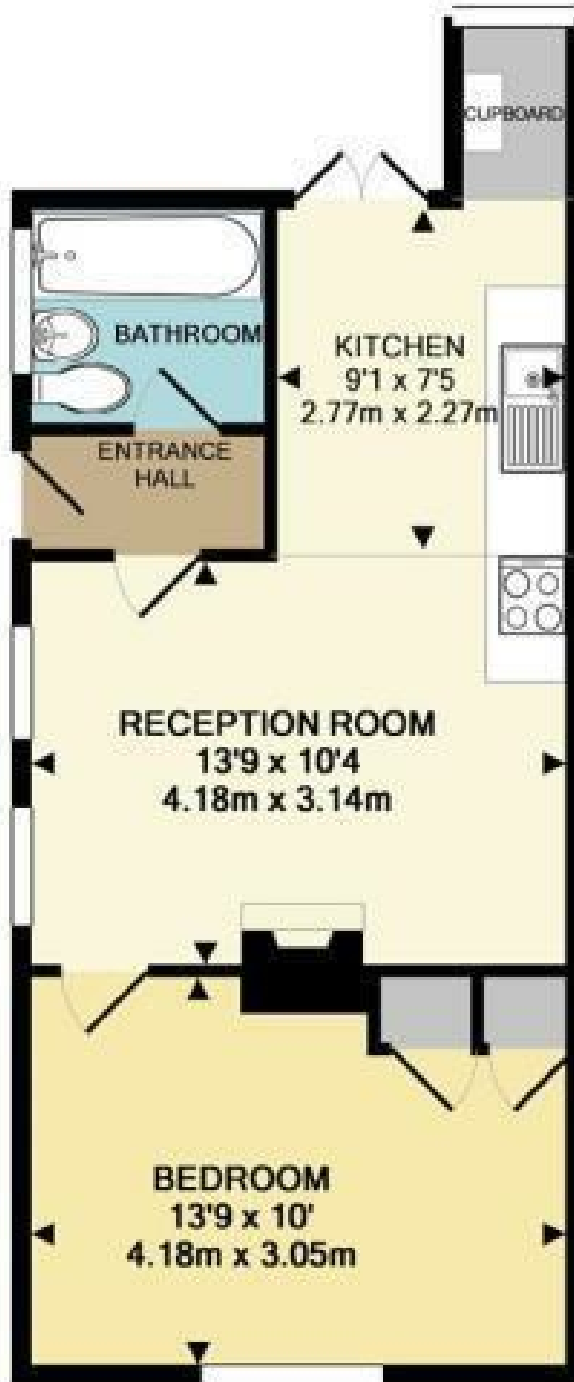
Property is Freehold

Council Tax Band A

Currently the utilities are attached to the property 1 Old Forge Cottages, albeit the owner has confirmed the utility supplies will be split prior to completion.







TOTAL APPROX. FLOOR AREA 420 SQ.FT. (39.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.  
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4 Station Parade, London Road, Sevenoaks, Kent,  
TN13 1DL  
T: 01732 740747

[sevenoaks@kings-estate-agents.co.uk](mailto:sevenoaks@kings-estate-agents.co.uk)

[kings-estate-agents.co.uk](http://kings-estate-agents.co.uk)

