





CHURCH ROAD, BRASTED, KENT TN16 1HZ

GUIDE PRICE: £725,000 FREEHOLD

- EDWARDIAN PERIOD FEATURES
 - SEMI-RURAL LOCATION
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
 - TWO FURTHER BEDROOMS
- FAMILY BATHROOM • SITTING ROOM • DINING ROOM
 - KITCHEN/BREAKFAST ROOM
- DETACHED DOUBLE GARAGE AND DRIVEWAY PARKING
 - COTTAGE STYLE GARDEN
 - CONSERVATORY
- SEVENOAKS STATION 4 MILES - OXTED STATION 5.4 MILES

A most handsome three bedroom semi-detached home, dating back to 1904 and retaining a number of hallmark original features characteristic of the period. These include high ceilings, fireplaces and herringbone wood block flooring.

The property is light, airy and well-presented throughout having been sensitively improved and updated by the current owner.

Conveniently located on the edge of the village with its pretty west-facing garden, overlooking farmland, this property offers a tranquil setting within a short walk of local facilities.



POINTS OF NOTE:

- An authentic wooden front door with leaded light porthole leads to a charming entrance hall with under-stairs cloakroom.
- A generously proportioned sitting room which is dual aspect with a pleasant outlook over the front garden includes a Portuguese limestone fireplace with Clearview wood burning stove and granite hearth which is an attractive addition.
- The adjacent dining room is equally spacious, with leaded light windows to the side and rear, stone fireplace with tiled hearth and surround. This room also benefits from a deep walk-in cupboard which houses the boiler. There is also additional storage in the alcove.
- The kitchen/breakfast room forms the hub of the home with its Shaker style solid wood painted cabinetry, inset ceramic sink with modern chrome effect mixer tap, granite work tops and an array of integrated appliances including a NEFF microwave and double oven, inset electric hob, AEG dishwasher and Zanussi washing machine.
- A modern double glazed conservatory has been added to the rear.

- To the first floor are three bedrooms, two of which are doubles, including a master with a range of fitted wardrobes and contemporary en suite shower room, with walk in Aqualisa shower, vanity cupboard and top mounted basin and WC.

- The second bedroom also benefits from two double built in wardrobes with long hanging space and shelving.

- A family bathroom with white suite including a panelled bath with wall mounted Aqualisa shower over, semi-pedestal wash basin and WC with wall mounted heated towel rail.

- The front garden is mainly laid to lawn and measures approximately 80ft with a stone paved terrace, well stocked cottage style borders providing colour and interest throughout the seasons, an apple tree, pergola and various established shrubs enhance this relaxing space.

- To the rear of property is a blocked paved driveway with parking for 2 cars and the brick-built detached double garage with up and over doors.

LOCATION:

The charming village of Brasted is set on the A25 between Westerham & Sevenoaks. The village is best known for its antique shops but also offers several independent shops, two pubs, a cafe & village store which stocks every day essentials. More comprehensive shopping facilities can be found at Sevenoaks (approximately 4 miles) and Westerham (approximately 2 miles). The village is surrounded by some of the finest countryside in Kent.

SERVICES, INFORMATION & OUTGOINGS:

Mains: electricity, water, gas and drainage

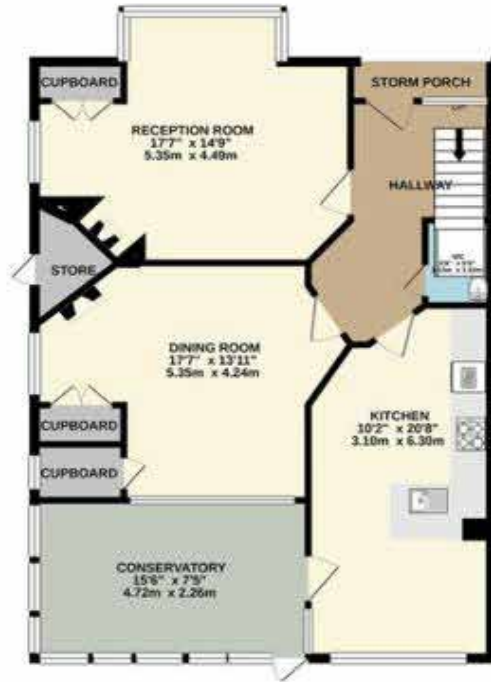
Council Tax Band: E (Sevenoaks)

EPC: D

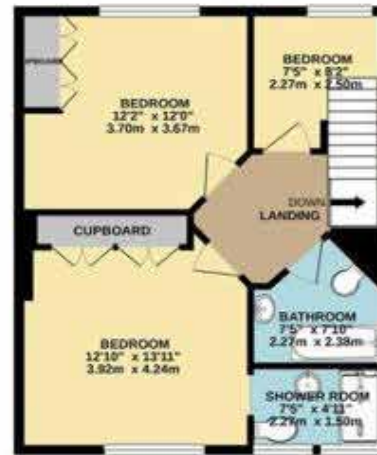
VIEWING - Strictly by appointment via James Millard Independent Estate Agents, 1-2 The Grange, High Street, Westerham, Kent TN16 1AH Tel: (01959) 565756
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GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



GARAGE
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 1822 sq.ft. (169.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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