



Havercroft, Chart Lane, Brasted Chart, Kent TN16 1LU  
Guide Price: £950,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



**\*Substantial Detached House**

**\*Situated in a Desirable Semi-Rural Hamlet**

**\*Over 3,000 Sq.Ft. including Garage \*Four Bedrooms**

**\*Three Reception Rooms \*Main Bedroom with En-Suite**

**\*Three Bath/Shower Rooms \*West Facing Rear Garden**

**\*Large Gravel Driveway \*Detached Garage & Workshop**

#### Description

This substantial four bedroom detached family home is situated in a desirable setting within the rural hamlet of Brasted Chart. Built in the early 1960s this deceptively spacious long term family home offers a highly flexible layout, west facing gardens, ample off road parking and garage with workshop.

#### Accommodation

- The property is approached through five bar gates over a gravel driveway leading to the enclosed entrance porch and front door, opening into the long spacious hallway with wooden flooring throughout, wooden staircase rising to the first floor with understairs storage and doors to all the principal rooms.
- The three rooms to the left hand side of the hallway offer flexible accommodation, currently arranged as a study, family TV room with bay window and parquet flooring and guest bedroom. These rooms could all be utilised as double bedrooms, making a total of five bedrooms if required.
- Dual aspect sitting room having two bay windows offering a lovely aspect overlooking the garden with French doors leading out onto the terrace. Beautiful parquet flooring and a central gas coal effect fireplace with wooden surround and attractive feature papered wall the room.
- The dining room is another bright dual aspect space offering a lovely formal place to entertain, with parquet flooring and large serving hatch to kitchen.
- Kitchen fitted with a range of Shaker style wall mounted cabinets and base units of cupboards and drawers with stylish Corian worktops and tiled flooring with electric underfloor heating. Fitted appliances include an electric eye level double oven and electric hob with space and plumbing for a dishwasher. Ample space for a large breakfast table and chairs.
- Off the kitchen a door leads through to the utility/boot room also with underfloor heating, access door to side, cupboards, sink unit and space for further appliances including washing machine, tumble dryer and fridge/freezer. A ground floor shower room with bespoke glass basin, close coupled toilet and corner shower enclosure completes the ground floor accommodation.
- First floor bright landing area with two skylight windows and two fitted cupboards, doors leading to two spacious double bedrooms into eaves and the family bathroom. Access to fully boarded loft space.
- Main bedroom suite enjoying wall to wall fitted wardrobes and far reaching countryside views. Luxurious ensuite bathroom which is finished with a tasteful combination of floor and wall tiles and features underfloor heating, comprising a modern white suite including jacuzzi bath, separate shower enclosure, corner vanity unit with countertop basin, concealed cistern toilet and storage.
- Second bedroom also benefitting wall to wall fitted wardrobes which was originally two separate bedrooms and could be reinstated if required.



- The family bathroom is fitted with a white traditional suite comprising close coupled toilet, pedestal basin, panelled bath with hand held shower attachment, shower enclosure, wood effect laminate flooring and skylight window.
- Gravel driveway which providing off road parking for multiple vehicles and detached garage which can accommodate two small cars or one a large vehicle with a further workshop to the rear providing additional storage space. Gated pathways run down both sides of the property providing access to the rear and garden with mature trees and shrub/flower borders.
- The delightful and private rear garden is west facing with established shrub/flower borders and a terrace provides the ideal spot for al fresco dining. The remainder of the garden is mainly laid to level lawn
- Services & Points of Note: Mains electricity, water and drainage. Oil fired central heating, some partial electric underfloor heating. LPG gas fireplace.
- Council Tax Band: G – Sevenoaks District Council
- EPC: D

#### Situation

The property is situated in the sought after rural hamlet of Brasted Chart on the outskirts of the attractive village of Brasted, known for its antique shops and with a range of local shops, traditional award-winning pubs and a medical centre. The village is surrounded by some of the finest protected greenbelt and Areas of Outstanding Natural Beauty countryside in Kent with renowned National Trust properties and walks, including Toys Hill and Emmets Garden. Nearby Sundridge offers a primary school, while the highly regarded Radnor House School is also within reach. The historic town of Westerham, just two miles away offers a good number of local shops, a medical centre, library, Parish Council offices and various cafes, restaurants and pubs within the town. Sevenoaks town centre is about five miles with its wider range of shops, restaurants, cinema/theatre complex, swimming/leisure centre and main library. Sevenoaks also has a main line station with fast services on the Charing Cross/Cannon Street. The area is well known for its schooling, both state and independent, and there is a wide range of leisure activities in the area including a cricket and tennis club in Brasted and golf courses in Westerham, Limpsfield and Knole. There is access to the M25 motorway at Chevening, Junction 5, or Godstone, Junction 6.

Viewing Strictly By Appointment

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