



£2,175,000

Westerham Road

Keston, BR2 6AG

PROPERTY SUMMARY

If you are looking for a large garden, seclusion and privacy, look no further. Brambletye is an extended detached family home on a large private plot, with stunning views across open countryside and the valley. With the added benefit of a full-size tennis court, heated swimming pool and summer house this is one not to be missed.

Internally, the property continues to impress with well proportioned and thoughtfully arranged accommodation. A welcoming entrance hall immediately sets the tone, creating a strong first impression of both scale and comfort. To the left, a superb 20ft living room provides an elegant setting for both everyday living and entertaining, while an adjoining study benefits from beautiful valley views offering the perfect space for those working from home.

Located just moments from Keston Village, offering a village store, post office, and traditional pubs, and within easy driving distance, Locksbottom, providing a wider range of shops and restaurants. Biggin Hill Airport, excellent schools, including Grammar schools, and transport links are all easily accessible.

PLEASE NOTE the vendor is purchasing a further 7.3 acres of fields to rear, this transaction is proceeding and will form part of the sale.

Viewing by appointment only.

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Bramletye Westerham Road, Keston, BR2

Approximate Area = 2569 sq ft / 238.6 sq m (exclude tennis court)

Garage = 158 sq ft / 14.6 sq m

Outbuilding = 260 sq ft / 24.1 sq m

Total = 2987 sq ft / 277.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Langford Russell. REP: 1286091

LOCAL AUTHORITY

TENURE

Freehold

EPC RATING:

D

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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