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## Chart Lane, Brasted Chart, Kent, TN16 1LR

### Offers In The Region Of £700,000 Freehold

#### A BEAUTIFULLY EXTENDED CHARACTER COTTAGE OFFERING MODERN AND VERSATILE ACCOMMODATION IN THE PEACEFUL AND HIGHLY SOUGHT AFTER HAMLET OF BRASTED CHART

- 3 Double Bedrooms
- Bathroom
- Double Glazing & Oil Central Heating
- 2 Large Reception Rooms
- Cloakroom
- Private South Facing Garden with Office & Workshop
- Kitchen with Planning to Enlarge
- 2 Parking Spaces
- Beautiful Rear Views of the North Downs

Set well back from Chart Lane in an elevated position and away from any foot traffic, this delightful semi-detached extended character cottage offers a combination of modern comfort and rustic appeal. Spanning 1,236' it offers two expansive and inviting reception rooms including a stunning, light filled lounge with vaulted ceiling, ideal for relaxation and entertaining, and three bedrooms. This home provides ample space for families or those seeking a peaceful retreat, and comes with the benefit of planning permission (23/01285/HOUSE / portal ref: PP-12119197) to add a single storey extension at the rear, to enlarge the kitchen space should a new owner wish.

Nestled within a stunning private plot with discrete access, the property benefits from a serene and secluded atmosphere yet remains within easy reach of amenities. Picturesque views of the North Downs are available to the rear. This charming cottage is a rare find offering tranquillity, character, and the flexibility to enhance and personalise. Homes in this location are seldom available and this property is available for the first time in 18 years - early viewing is strongly recommended.

#### LOCATION

Located in a semi-rural position in the sought after area of Brasted Chart the cottage can be reached by steps and a right

of way leading up from the private driveway/parking area which serves a handful of homes. Brasted Village is just moments away where you will find a general store, medical practice, some small more specialist shops, gyms and two pubs/restaurants. There is a choice of excellent state and private schools in the area as well as sporting and recreational facilities including Westerham Golf Club. Sevenoaks to the east is about four and a half miles offering a larger selection of shops, restaurants and a main line station with ample parking to London (25minutes to London Bridge). Access to the M25 (J5) is approximately two and a half miles.

#### GROUND FLOOR

##### ENTRANCE HALL

Stairs to first floor, door to bedroom 3 and door to:

##### LIVING ROOM

Double aspect. Working wood burning stove (not tested) with brick surround and granite hearth, mantel over, radiator and unit containing electric meter, Sky connections. Opening to:

##### KITCHEN

Understairs storage cupboard and tiled floor. Fitted with a range of bespoke handmade wall & base units, wooden & granite worktops. Butlers sink with mixer tap within original unit and space for appliances - cooker, fridge, freezer and

washing machine. Walls are painted exposed brick adding character and a stylish alcove for the oven and traditional stepped brickwork enhances its uniqueness. Door to bedroom 3 and opening leading to:

#### LIVING & DINING ROOM

Triple aspect, with wooden flooring, 2 radiators, vaulted ceiling, Velux windows, double doors with full glass frontage that lead to South facing garden.

#### REAR HALL

Slate tiled floor and door with steps to rear yard, radiator.

#### CLOAKROOM

Slate tiled floor, w.c, sink with mixer tap and cupboard under, heated towel rail.

#### BEDROOM 3

Room for a double bed, view of front garden. With radiator, decorative fireplace with wooden mantle over.

#### FIRST FLOOR

#### LANDING

Stairs lead from the ground floor with 3 inset display alcoves in wall. Hatch to loft and storage cupboard into eaves. Doors to 2 bedrooms and bathroom.

#### BATHROOM

Fitted with modern white suite comprising free standing bath and floor mounted tap/shower unit, separate walk-in shower cubicle, w.c, sink with mixer tap with dark wood unit under. Matching dark wood cupboard, heated towel rail, vinyl floor & natural stone tiling to walls.

#### BEDROOM 1

Room for a double/king sized bed. Built in eaves storage with exposed beams, radiator, Velux window, window with expansive views towards the North Downs. Traditional cast iron feature fireplace.

#### BEDROOM 2

Room for a double bed, pitched character ceiling. With radiator and traditional cast iron fireplace.

#### OUTSIDE GARDENS

Paved steps lead up from the PARKING AREA for 2 cars, over a right of access over number 2, to the entrance gate leading

into the enclosed enchanting & established cottage style gardens comprising of lawned areas, gravel paths, a raised decked area, paving and a variety of shrubs, plants including a producing apple tree with bench surround, and ponds. Outside electric points are available at the front of the property. There is a DETACHED OFFICE/WORKSHOP with power including security alarm (not tested) & light at the bottom of the garden. The majority of the garden lays to the front and is South facing, though the gardens wrap around the cottage on three sides. To the rear is the oil boiler, oil tank and shed with steps to the back door of the property and gate to the rear access point. NB. There is also a pedestrian right of access at the back of this cottage granting you access with fewer steps over property numbers 2 & 3.

#### SERVICES

Mains water, electricity and drainage are connected. The cottage has its own oil tank for central heating.

Council Tax Band E - Sevenoaks District Council.

#### ROUTE TO VIEW

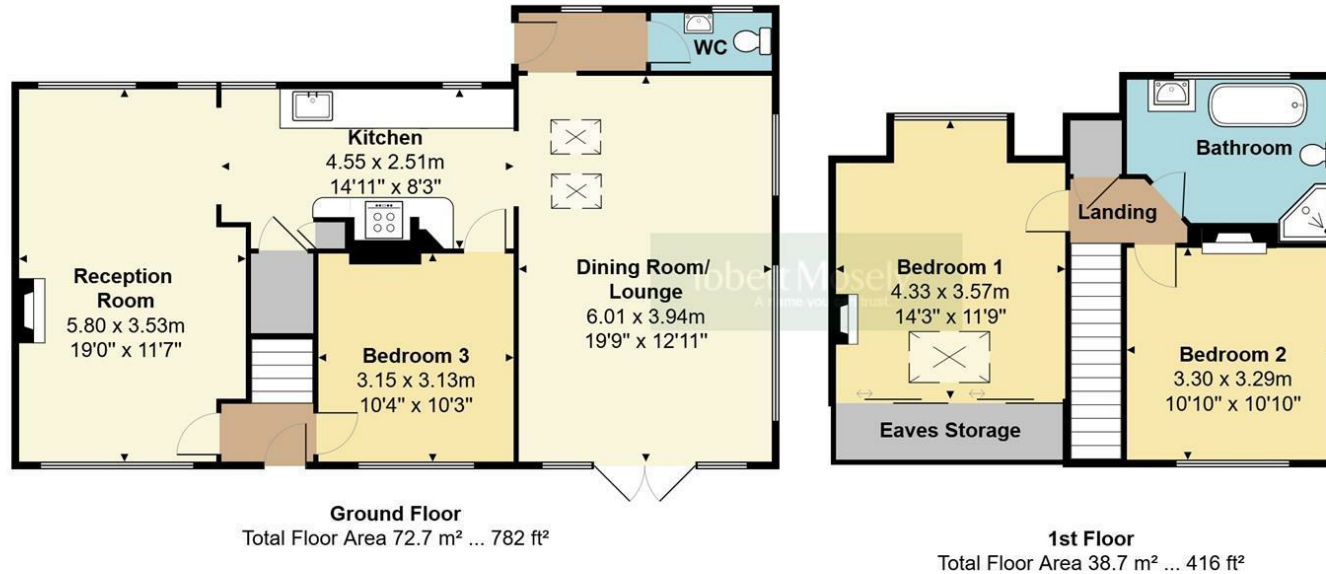
Leave Westerham on the A25 towards Sevenoaks, on entering Brasted passing West End on the right hand side and Church Road & Wilkins Way on the left. Take the next right into Chart Lane and continue for just over half a mile. The property will be found set back from the road on the left hand side.



# EPC Rating-

## Chart Lane, Brasted Chart, TN16

Total Floor Area: 111.4 m<sup>2</sup> ... 1199 ft<sup>2</sup> (Not including Eaves Storage)



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