



Ibbett Mosely

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Elliotts Lane, Brasted, Kent, TN16 1JD

Asking Price £400,000 Freehold

A charming Grade II Listed cottage of character located in a quiet no through lane in the village conservation area

This two bedroom cottage with open plan living room and kitchen is well presented and has a partly walled south facing garden.

- Two Bedrooms
- Fitted Kitchen
- No Thorough Lane
- Ground Floor Bathroom
- Gas Central Heating
- Reception Room
- Garden

Nestled in the charming village of Brasted, this delightful end-terrace cottage is Listed Grade II and is situated in the village Conservation Area and an Area of Outstanding Natural Beauty.

Brasted is a picturesque village, surrounded by beautiful countryside, yet conveniently located near Westerham, which offers a range of local amenities, including shops, cafes, and schools. The area is well-connected by public transport, making it easy to access nearby towns and village.

LOCATION

The well regarded and sought after village of Brasted is to the east of Westerham and the west of Sevenoaks, within the village there is a general store, two public houses/restaurants, a tea rooms and medical practice.

There are primary schools in Westerham and Sundridge with other state and private schools for all ages in the surrounding villages and towns, where there are also sporting and recreational facilities including Westerham Golf Club.

Bus services from the village to Sevenoaks with its wider choice of shops and station to central London (London Bridge 22 minutes). M25 access (J5) about two miles.

GROUND FLOOR

Front door opening to the living room.

LIVING ROOM

With radiator, oak flooring, double aspect windows and recessed ceiling lights. Open to the fitted kitchen.

FITTED KITCHEN

With base and wall units, built in appliances including hob, oven, extractor, dishwasher, and fridge/freezer. Sink unit, stairs to the first floor, radiator, recessed ceiling lights and part tiled walls.

REAR HALL

Cupboard with plumbing for a washing machine and gas boiler for central heating and hot water. Door to the garden.

BATHROOM

With enclosed bath with mixer tap and shower attachment, w.c. and hand basin with cupboards under. Ladder style towel rail, part tiled walls, and extractor fan.

FIRST FLOOR

LANDING

With hatch to the loft space.

BEDROOM ONE

With radiator and recessed ceiling lights.

BEDROOM TWO

With radiator, recessed ceiling lights and wardrobe cupboard.

OUTSIDE

GARDEN

There is a good sized area of garden to the south of the cottage with lawn, plant and shrub beds.

SERVICES

Mains gas, water, electricity and drainage.

COUNCIL TAX

Sevenoaks District Council Band "C"

DIRECTIONS

Proceed east on the A25 from Westerham towards Sevenoaks. Brasted will be about a mile and a half, on entering the village pass Church Road on the left and Chart Lane on the right. Elliotts Lane will be just after the Zebra Crossing and is on the right.

PLEASE NOTE

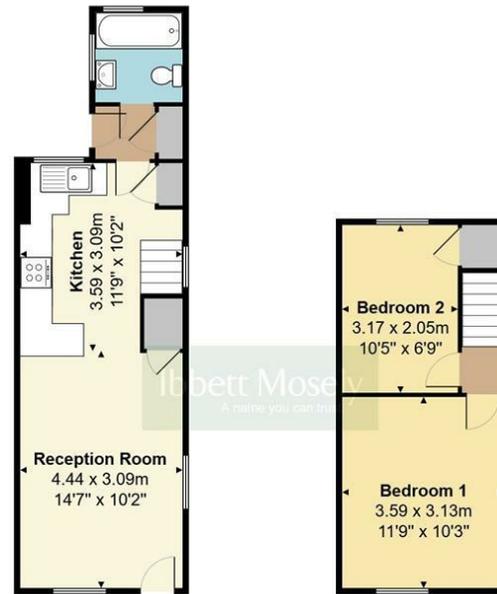
There is no parking space with the cottage and viewers are asked to park in the High Street.



EPC Rating- D

Elliotts Lane, Brasted, TN16

Total Floor Area: 50.7 m² ... 546 ft²



Ground Floor
Total Floor Area 29.5 m² ... 318 ft²

1st Floor
Total Floor Area 21.2 m² ... 228 ft²

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

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