KINGS

A most attractive end terrace period cottage set in the beautiful semi-rural confines of Brasted Chart. This peaceful and picturesque location is but a short drive from the highly desirable village of Brasted, with a selection of local stores and pub/restaurants. A wider array of all shopping, social and leisure facilities can be found in the neighbouring town of Sevenoaks, including Knole Park and House. There are excellent commuter links available via the easily accessible motorway network as well as fast and frequent links to London Bridge / Charing Cross via Sevenoaks station in less than thirty minutes.

Providing generously proportioned rooms throughout, the well planned accommodation currently comprises the front reception room, fully fitted kitchen/dining room, sitting room with feature wood burner stove and bi-fold doors providing direct access to the delightful rear garden. To the first floor there are two double bedrooms and the bath/shower room which are all accessed via the first floor landing. Additional benefits include double width parking to the front of the property as well as the beautiful rear garden, boasting a sunny aspect and measuring in excess of 100ft. Your internal viewing comes highly recommended in order to fully appreciate all this charming home has to offer.

1 Vine Place

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Brasted Chart, Westerham, TN16 1LU Freehold

Guide Price £550,000

FRONT RECEPTION
Front entrance door with leaded light glazed insert, feature sash window to front with bespoke window shutter, wall mounted electric radiator, laminate wood flooring, high ceiling with picture rail, ornate period fireplace as the focal point for the room with low level storage cupboards to the right hand chimney breast recess. Stairs to first floor landing with ground floor wc concealed beneath. Door providing access to the kitchen/dining room.

KITCHEN/DINING ROOM
Double glazed window to side, high ceiling with inset downlighting and picture rail, laminate wood flooring, tongue and groove wood panelling to dado height, localised wall tiling. Extensive L-shape of matching wall and base units set with granite transformation work surfaces and inset butler style sink unit. Integrated dishwasher, washing machine and under counter fridge unit. Space for range style cooker with five ring hob and overhead extractor. Large open space for dining table and chairs. Shares a social open plan relationship with the rear reception room.

SITTING ROOM
Light and airy reception room has three piece bifolding doors to rear, feature Velux style roof window, inset downlighting, newly fitted carpet, feature wood burner stove set on stone hearth as the focal point for the room and television aerial lead.

FIRST FLOOR LANDING
Double glazed window to side, picture rail, fitted carpet, access hatch to loft, door to airing cupboard housing hot water cylinder and doors off to all rooms.

BEDROOM ONE
Spacious double bedroom has feature sash window to front with bespoke window shutters, picture rail, fitted carpet and electric wall mounted radiator.

BEDROOM TWO
Double bedroom has double glazed window to rear with delightful garden aspect, picture rail, fitted carpet.

BATHROOM
Double glazed window to rear with delightful garden aspect. Heated towel rail, inset downlighting, picture rail, marble effect tiled floor with attractive brick bond tiling to the walls over half height tongue and groove wood panelling. White suite comprising roll top bath with telephone style central mixer tap, separate full size step in shower cubicle, low level wc and pedestal wash basin.

PARKING
Double width parking exists to the front of the property.

GARDEN
The stunning rear garden is a genuine feature of the cottage and comprises two sections. The main formal garden is beautifully tended and comes with a full width paved patio terrace that is an ideal area for sitting out and entertaining. There is side pedestrian access and a sizeable lawned garden with maturely planted beds and borders providing eye catching colour and definition. Beyond the rear fence is the second garden area with storage outbuildings.

OTHER INFORMATION
Tenure - Freehold.

Council Tax Band D.

PEARS

Chart Lane, TN16

Approximate Gross Internal Area = 91 sq m / 976 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Planpix

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