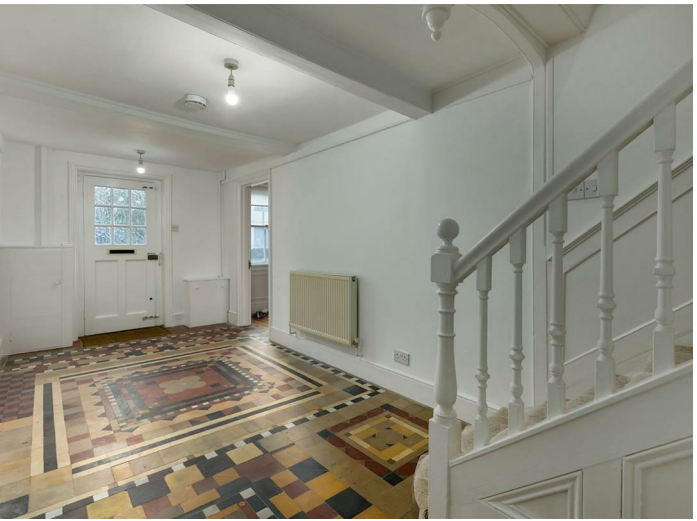
Ibbett Mosely



High Street, Brasted, Kent, TN16 1JJ

Price Guide £495,000 Freehold

**** Available free of onward chain ****

Listed Grade II and situated in the village conservation area this charing village residence of character with three double bedrooms, large reception room and kitchen/dining room comes highly recommended.

- Three Double Bedrooms
- Reception Hall
- Ground Floor Shower/Cloakroom
- Mainly Paved Courtyard Garden
- Bathroom
- Large Reception Room
- Gas Central Heating
- First floor Closet/Dressing Room
- Kitchen/Dining Room
- Recently Fitted Carpets

Early Inspection recommended to appreciate the spacious three double bedroom family accommodation, with many features of the period having been retained.

The property is in the village Conservation Area, is Listed Grade II and is understood to date from the 17th Century or earlier

LOCATION

Brasted is a small village with many listed period cottages and houses, within the village there is a small general stores, a recreation ground, medical practice and a gastro pub. Sundridge & Brasted Primary School and Radnor House Independent School are both just over a mile away with other state and private schools in the surrounding villages and towns.
Sevenoaks is about four miles with a wider choice of shops and main line station to London, there are sporting and recreational facilities in the area including golf at Westerham.
The M25 is accessible with junction 5 being about two miles.

GROUND FLOOR

A front door opens to the reception hall.

RECEPTION HALL

With original quarry tile mosaic floor, radiator, stairs to the first floor and access to the inner hall.

INNER HALL

With door to the reception room.

SHOWER/CLOAKROOM

With shower cubicle, w.c., and hand basin. Chrome ladder style towel rail, part tiled walls and extractor fan.

RECEPTION ROOM

With radiator, secondary glazed windows, fireplace with fitted wood-burning stove and slate surround. A reading nook with built in storage. door to the garden,engineered oak flooring.

KITCHEN/DINING ROOM

Fitted to one side with base units with oak worktop and wall units over. Built in appliances including

fridge/freezer, Induction hob, Bosch oven, extractor, and Bosch dishwasher. Single drainer one and a half bowl stainless steel sink unit. radiator, original wood flooring which has been sanded and oiled, secondary glazed window, and decorative fireplace surround.

FIRST FLOOR

GALLERIED LANDING
Recess adjoining the bathroom with plumbing for a washing machine and dryer,

BEDROOM ONE
Recess adjoining the bathroom with plumbing for a washing machine and dryer,

BEDROOM TWO
With radiator, fireplace surround, eaves cupboard and secondary glazed window.

BEDROOM THREE
With radiator, part panelled walls and fireplace surround.

LARGE WALK IN CLOSET/DRESSING ROOM
With fitted shelving and clothes storage.

BATHROOM
There is a 6ft double-ended steel bath and separate shower enclosure, w.c., and hand basin. Radiator, extractor fan, part tiled walls, engineered oak flooring, and secondary glazed window.

OUTSIDE
To the back of the property is a mainly paved courtyard with side plant and shrub borders.
There is a pedestrian right of access from Rectory Lane to the back garden.

SERVICES
Mains gas, water, electricity, and drainage.
Gas central heating from a Worcester Bosch boiler installed in late 2025.

COUNCIL TAX
Sevenoaks District Council - Band "F"

ROUTE TO VIEW
From Westerham proceed on the A25 towards Brasted and Sevenoaks. The property will be on the left just before Rectory Lane.

NOTE
Photographs provided by the clients which were taken prior to the current occupation.

EPC Rating- C

High Street

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Ground Floor
Approximate Floor Area
696 sq ft
(64.70 sq m)

First Floor
Approximate Floor Area
735 sq ft
(68.30 sq m)

Approximate Gross Internal Area = 133 sq m / 1432 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Ibbett Mosely

Westerham 01959 563265

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