



Ibbett Mosely

St. Martins Meadow, Brasted, Kent, TN16 1NL



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## \*\*FOR SALE WITH NO ONWARD CHAIN\*\*

Backing onto fields in a small residential cul-de-sac this nineteen fifties semi-detached three bedroom family home now requiring modernisation offers a new owner the opportunity to design the house to their own specification, there is also look at extending or the conversion of the loft space to provide additional accommodation if required.

## LOCATION

St Martins Meadow is situated to the north of the village, within the village there is a small convenience shop, a medical practice, a number of more specialist and antique shops and two pubs/restaurants.

There is a primary school in Sundridge and other state and private schools for all ages in the surrounding villages and towns as well as sporting and recreational facilities including Westerham Golf Club.

Bus connections from the village go to Sevenoaks which is the principle town serving the village and has a wide selection of shops and station to London. The M25 access junction 5 is about three miles.

## GROUND FLOOR

A double glazed door opens to the entrance hall.

- Three Bedooms
- Wet Room
- Three Reception Rooms
- Conservatory
- Kitchen
- Utility Area and Cloakroom
- Gas Central Heating
- Double Glazing
- Garage and Driveway Parking
- Garden

## ENTRANCE HALL

With radiator and stairs to the first floor.

## RECEPTION ROOM

With radiator, double glazed window and shelves in recess.

## DINING ROOM

With radiator, door to the kitchen and sliding patio door to the conservatory.

## CONSERVATORY

With radiator, tiled flooring and double glazed windows and double doors to the garden.

## KITCHEN

Fitted with base and wall units, single drainer single bowl stainless steel sink unit, four ring electric hob, extractor and microwave. Plumbing for dishwasher, cupboard under the stairs, part tiled walls, double glazed window, doors to the entrance hall and to the utility area.





## UTILITY AREA

With wall mounted gas boiler, tiled flooring and double glazed door to the garden.

## CLOAKROOM

With w.c. electric tubular heater and double glazed window.

## STUDY

With radiator and double glazed windows.

## FIRST FLOOR

## LANDING

With linen cupboard and hatch to the loft space.

## BEDROOM ONE

Overlooking the fields to the back with radiator, double glazed window and range of cupboards to one wall.

## BEDROOM TWO

With radiator and double glazed window.

## BEDROOM THREE

With double glazed window and cupboard over the stairs.

## WET ROOM

With shower, w.c. and hand basin. radiator, double glazed window, extractor fan and down flow electric heater.

## OUTSIDE

A drive to the side of the house allows for tandem parking and leads to a DETACHED SINGLE GARAGE with up and over door.





## THE GARDEN

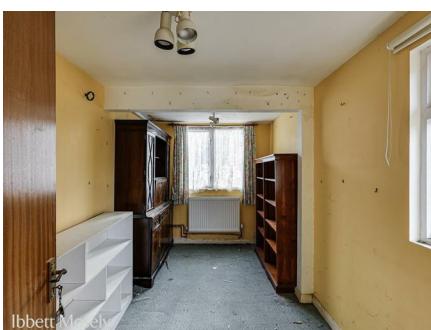
Requires attention but includes a large garden shed, a small greenhouse, lawns, patio and a variety of trees and shrubs

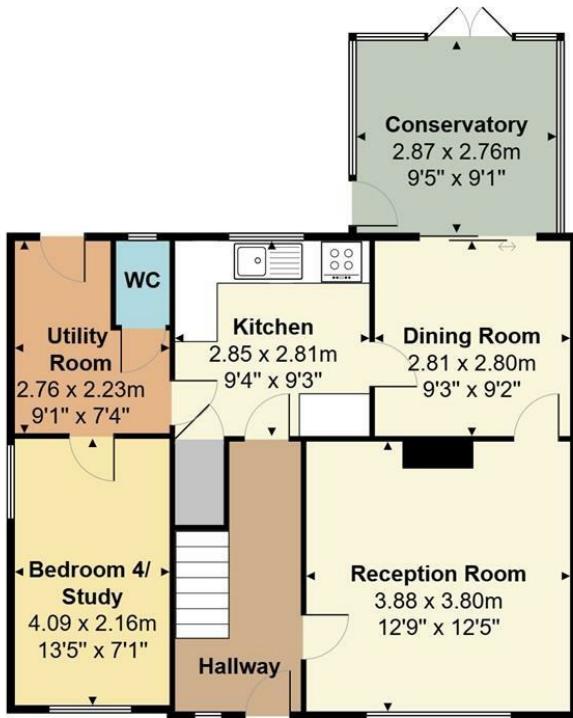
## SERVICES AND COUNCIL TAX

Mains gas, water, electricity and drainage.  
Sevenoaks District Council - Band "D"

## DIRECTIONS

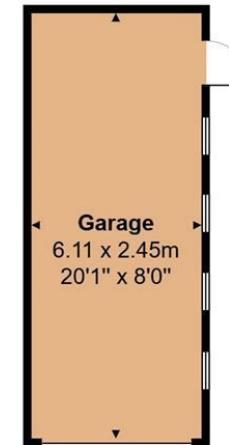
From Westerham proceed on the A25 towards Sevenoaks. Enter the village of Brasted and continue most of the way through the village turning left into Rectory Lane just before the green and village shop.  
Continue up Rectory Lane when St Martins Meadow will be on the left shortly after passing Coles Lane which is also on the left.





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Total Floor Area: 115.5 m<sup>2</sup> ... 1244 ft<sup>2</sup>



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

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**Ibbett Mosely**

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EPC Rating- D

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