



# BRANDON HOUSE

HALSTEAD TN14



# CHARMING FOUR-BEDROOM DETACHED HOME

This attractive detached character home offers excellent scope for modernisation and improvement and enjoys a generous south-facing garden and private tennis court. The property presents a wonderful opportunity to modernise and extend (subject to planning)



Local Authority: Sevenoaks District Council

Council Tax band: G

Tenure: Freehold



## ACCOMMODATION

The property is entered via a welcoming entrance/dining hall with exposed wooden flooring. Double doors open into a conservatory with fitted blinds and delightful views over the garden. The dining area flows seamlessly into the kitchen/breakfast room, which offers a good range of fitted cabinetry, integrated appliances, and further access to the conservatory. A useful utility room is conveniently located off the kitchen.

At the front of the house, the bright and spacious triple-aspect sitting room features a charming brick-built fireplace, creating a cosy and inviting living space. A family bathroom with walk-in shower and a separate WC complete the ground floor.

Upstairs, the first floor offers four well-proportioned bedrooms, all benefiting from fitted wardrobes. A second family bathroom serves this level.











## GROUNDS & SITUATION

Outside, the generous south-facing garden is mainly laid to lawn and bordered by mature trees, shrubs, and hedging, offering a high degree of privacy. A terrace adjoining the conservatory provides an ideal space for outdoor entertaining. Additional features include a greenhouse, a tennis court in need of renovation, a detached double garage, and ample driveway parking.

The vendors have carried out a Feasibility study with Offset Architects to show how the existing house could be extended as well as adding an annexe in place of the existing Tennis Court. This is a rare opportunity to acquire a home with character, land, and potential, in a sought-after semi-rural location.

The village of Halstead offers wonderful walking opportunities with numerous footpaths weaving through the picturesque countryside. Halstead has local amenities including a recreation ground, primary school, village shop, post office, village hall and church with more comprehensive shopping in Orpington, Sevenoaks and Bluewater. There are local primary schools in Halstead and Knockholt in addition to numerous secondary options in Tonbridge, Orpington, Sevenoaks.

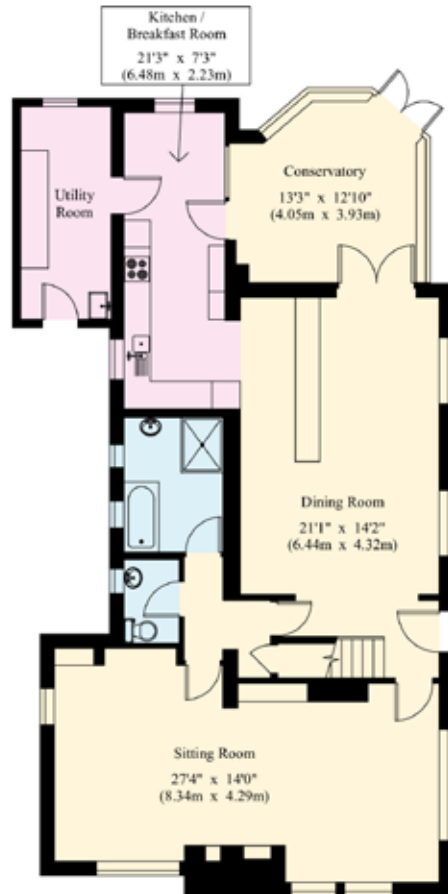




## Brandon House

House - Gross Internal Area : 204.0 sq.m (2195 sq.ft.)

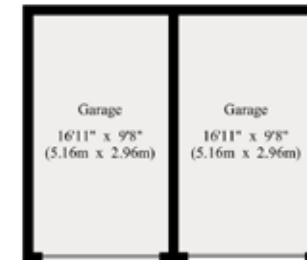
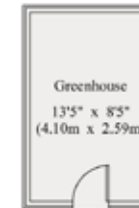
Outbuildings - Gross Internal Area : 42.1 sq.m (453 sq.ft.)



Ground Floor



First Floor



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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Approximate Gross Internal Area = 204.0 sq m / 2195 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. (ID767266)



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