



3 Old Bull Mews, High Street, Brasted, Westerham TN16 1FA
Guide Price: £795,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Attractive Detached Family Home
- *Exclusive Development off Brasted High Street
- *Striking Family Room with Open Fireplace *
- Open Plan Kitchen/Dining Room *Four Bedrooms
- *Two En-Suites, Family Bathroom & Cloakroom
- *Gravel Driveway Offering Off Street Parking & EV Charger
- *Established Level Gardens & Terrace

Description

An opportunity to acquire this attractive four bedroom detached modern family home, situated in a prime village location, positioned at the head of an exclusive development, built in 2015 just off the High Street. Arranged over two floors, offering beautifully presented light filled accommodation and exceptional versatility, ideal for modern family life.

Accommodation

- Approached over a gravel driveway providing private parking to both the front and side, the property enjoys a tucked away position at the head of a cul-de-sac and is arranged over two floors with neutral décor throughout.
- The welcoming reception hall, with striking harlequin patterned tiled flooring with underfloor heating, sets the tone leading to a thoughtfully designed ground floor layout, ideal for family entertaining. Ground floor cloakroom with toilet and basin.
- Dual aspect family room with focal open log fireplace and underfloor heating, walk in cupboard and bifold doors opening out onto the rear terrace, seamlessly connecting indoor and outdoor spaces.
- Double doors open into an impressive triple aspect kitchen/dining room fitted with a comprehensive range of wooden wall mounted cabinets and base units of cupboards and drawers, with contrasting worktops including a central island with breakfast bar return. Belfast sink, water softener, and integrated appliances including a Rangemaster stove with extractor over, dishwasher, washing machine, tumble dryer, wine fridge and wall mounted boiler. The dining area comfortably accommodates a table and chairs with further bifold doors opening to the rear terrace, creating the hub of the home. Continuation of the harlequin patterned flooring with underfloor heating.
- First floor landing with access to loft via hatch and fitted cupboard. Principal bedroom with aspect to rear and mirrored fitted wardrobes and a contemporary ensuite shower room. A further double guest bedroom also benefits from a rear aspect, mirrored storage and ensuite. Two additional double bedrooms one currently arranged as a study are serviced by a modern family bathroom.



- The enclosed garden is both manageable and private, bordered by mature trees and established flower and shrub borders. A paved terrace spans the full width accessible from both the family room and kitchen/dining room offering the perfect setting for summer al fresco dining and entertaining, with a level lawn and secure fenced boundaries. Garden shed and further lawn to the front of the property and EV charging point.
- All mains services. Gas central heating, underfloor heating to the ground floor. Double glazed windows. EV charging point. House alarm system.
- Council Tax Band: G – Sevenoaks District Council
- EPC: C

Situation

The property is situated in the attractive village of Brasted, known for its antique shops and with a range of local shops, tea rooms, traditional pubs and a medical centre. The village is conveniently located to the East of Westerham and the West of Sevenoaks and is surrounded by some of the finest protected greenbelt and countryside in Kent with renowned National Trust properties, including Toys Hill and Emmets Garden. Nearby Sundridge offers a primary school, while the highly regarded Radnor House School is also within reach. The historic town of Westerham, just two miles away offers a good number of local shops, a medical centre, library, Parish Council offices and various cafes, restaurants and pubs within the town. Sevenoaks town centre is about five miles distant with its wider range of shops, restaurants, cinema/theatre complex, swimming/leisure centre and main library, with bus services from the village. Sevenoaks also has a main line station with fast services on the Charing Cross/Cannon Street. The area is well known for its schooling, both state and independent, and there is a wide range of leisure activities in the area including golf at Westerham. There is access to the M25 motorway at Chevening, Junction 5, or Godstone at Junction 6.

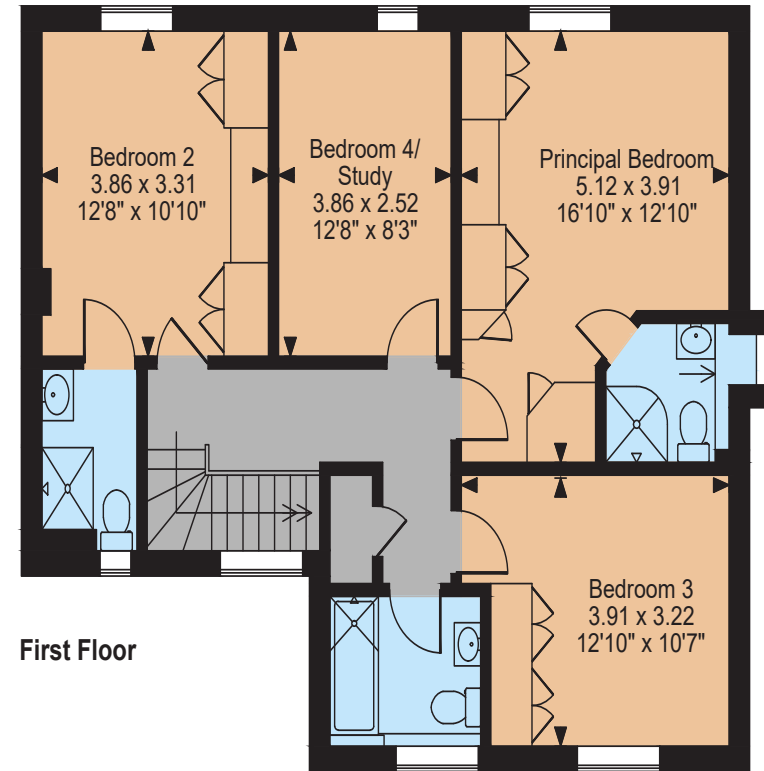
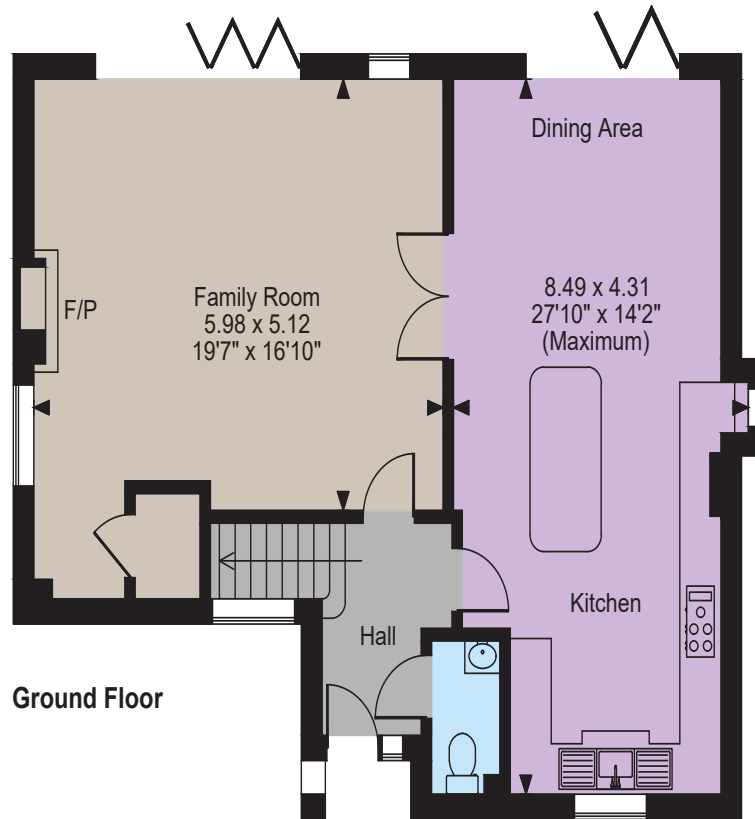
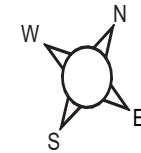
Viewing Strictly By Appointment

01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk



Old Bull Mews, High Street, Westerham
Internal area 1,600 sq ft (149 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8641650/DGO

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205

