



Ibbett Mosely

Primrose Cottage, 8 Alms Row, High
Street, Brasted, Kent, TN16 1HU



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£350,000

LISTED GRADE II AND SITUATED IN THE CONSERVATION AREA OF THE VILLAGE THIS PRETTY COTTAGE IS UNDERSTOOD TO DATE FROM THE 16TH CENTURY OR EARLIER NOW REQUIRING SOME IMPROVEMENT THE PROPERTY IS OFFERED FOR SALE WITH THE BENEFIT OF NO ONWARD CHAIN

- 3 Bedrooms
- small Breakfast Area
- Mainly Secondary Glazed
- First Floor Bathroom
- Kitchen
- Garden
- Reception Room
- Gas Central Heating

A delightful Grade II Listed cottage understood to date back to the 16th Century or earlier. Elevations are brick, rendered, tile hung and timbered under a tiled roof, some of the other cottages in Alms Row have converted the insulated loft space to an additional bedroom with dormer window and internal alterations, it is considered that this will be possible subject to all necessary consents being obtained . The cottage has a flying freehold with number 9 Alms Row.

LOCATION

Brasted is a pretty village situated on the A25 between the towns of Westerham and Sevenoaks, within the village you will find a number of more specialist shops as well as two pubs/restaurants, a village shop and a large number of commercial office buildings, particularly in Rectory Lane so there are potentially good employment opportunities within walking distance, there is also a medical practice and a primary school in Sundridge as well as Radnor House an independent school for boys and girls aged between two and a half and eighteen

years of age. There are allotments managed by the parish Council adjoining the recreation ground. Sevenoaks is the main town serving the area with a wider choice of shops and supermarkets as well as a station to London. M25 junction 5 is at Sundridge allowing access to other motorway networks, the Dartford River Crossing, Bluewater Shopping Centre, The Channel Tunnel and Gatwick and Heathrow Airports.

GROUND FLOOR

RECEPTION ROOM

With radiator, small bay window to the front with secondary glazing, wall light points, brick surround to fireplace with fitted gas fire, part paneled walls, timbered ceiling and arch with one step up to

SMALL BREAKFAST AREA

With radiator, secondary glazed window, timbered ceiling, stairs to the first floor and door to

KITCHEN

Fitted with base units with drawers and cupboards

under, inset single drainer one and a half bowl sink unit, cupboard under the stairs, wall mounted gas boiler, wall cupboards, plumbing for a washing machine and door to the back garden.

FIRST FLOOR

LANDING

With secondary glazed window

BEDROOM 1

With radiator, secondary glazed window, small wardrobe cupboard, exposed timbers and fireplace surround (sealed).

BEDROOM 2

With radiator, secondary glazed window, exposed timbers and door to

BEDROOM 3

With radiator, secondary glazed window, exposed timbers and range of cupboards to one wall.

BATHROOM

With enclosed bath with mixer tap and hand spray, WC and hand basin. Linen cupboard with potential to convert to a separate shower if required., radiator, part tiled walls, secondary glazed window, shaver socket and Dimplex downflow heater.

OUTSIDE

Small front garden. The back garden is on the south side of the house and includes a lawn, flowering threes and shrubs. Outside light and garden tap. At the end of the garden there is a timber garden shed.

NOTE

There is a pedestrian right of way to the back of the cottage in favor of 7 Alms Row.

ROUTE TO VIEW

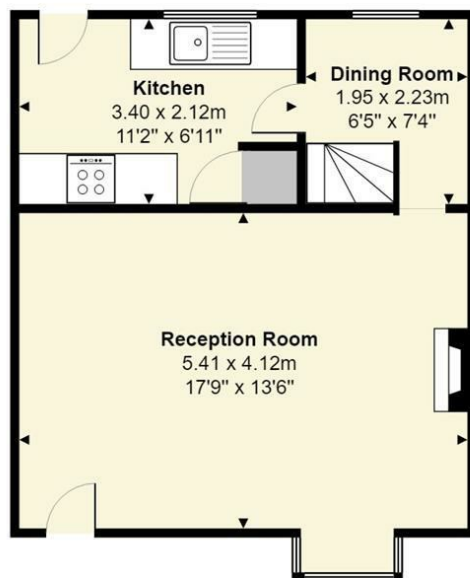
Leave Westerham on the A25 towards Sevenoaks, enter the village of Brasted, pass Church Road on the left when Alms Row will be shortly after on the right.



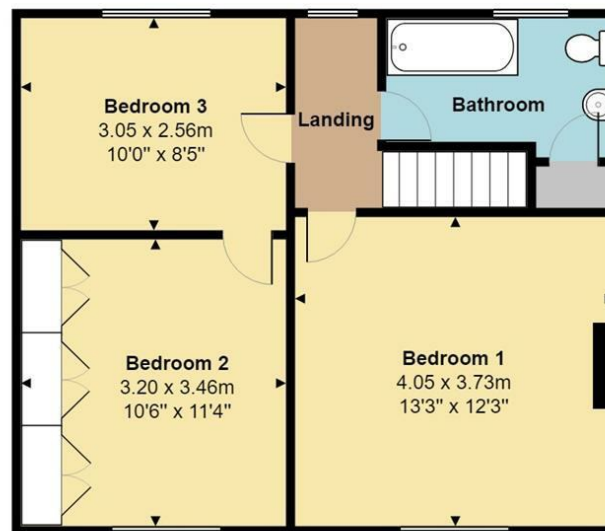
EPC Rating-

Alms Row, Brasted TN16

Total Floor Area: 78.9 m² ... 849 ft²



Ground Floor
Total Floor Area 35.0 m² ... 377 ft²



First Floor
Total Floor Area 43.9 m² ... 472 ft²

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

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