





Chart Lane

Brasted Chart

Kent TN16 1NB

- EXTENDED CHARACTER COTTAGE
 - PERIOD FEATURES
 - FLEXIBLE ACCOMMODATION
- OPEN PLAN KITCHEN WITH SEPARATE UTILITY/BOOT ROOM
 - SITTING ROOM WITH OPEN FIREPLACE
 - FOUR BEDROOMS
 - BATHROOM & SHOWER ROOM
- WOODLAND WALKS ON THE DOORSTEP
 - GARAGE & DRIVEWAY PARKING
 - FULLY DOUBLE GLAZED
 - SEVENOAKS STATION - 5 MILES

An attractive and immaculately presented character cottage in a sought after and picturesque semi-rural setting bordering National Trust woodland, yet still convenient for the nearby amenities and commuter links of Sevenoaks.

Forming part of a terrace of just four houses dating to the early 1900's with mellow brick and part tile hung elevations, the property offers superbly proportioned accommodation to include four bedrooms, sitting room with working fireplace and stylish, newly fitted dining kitchen with integrated appliances and central breakfast island. A useful boot/utility room is a practical addition, given the area's splendid reputation for an abundance of walking opportunities.

Externally there are manageable, established gardens to both front and rear, a single garage and plentiful driveway parking.

POINTS OF NOTE

- Front door opening into an entrance lobby with exposed floorboards. Staircase rising and turning to an upper, part galleried landing with hatch to a part-boarded loft with drop-down ladder
- Charming sitting room offering an open fireplace with a brick surround, slate tiled hearth and oak bressumer mantle over
- Well-proportioned family/playroom with oak laminate flooring and aspect over the garden with adjacent lobby providing access to a deep understairs' cupboard and door to a shower room, with close coupled WC, floor mounted vanity unit with integral storage cupboard, basin, heated ladder style towel rail and corner cubicle with Aqualisa shower system
- Newly fitted open-plan dining kitchen incorporating a comprehensive array of Shaker style base and partially glazed wall cabinetry in a neutral colourway with under-cupboard lighting and solid oak worktops over, to include a striking central breakfasting island and tall pull-out larder. Integrated induction hob, double electric oven, fridge/freezer and dishwasher. Inset ceramic 1.5 sink with drainer and period style mixer tap, metro tiled splashbacks and oak flooring. Dining area with ample space for a family sized table with French doors opening onto the garden



- Spacious utility/boot room with stable door leading outside, tongue and groove panelling to dado height, oak counter with mounted basin, storage cupboard below and space/plumbing for a washing machine. Ceramic tiled floor and door through to the single garage with power, light and up-and-over door to the driveway

- Master bedroom with deep fitted wardrobe offering double hanging. Access to an airing cupboard

- Three further bedrooms, all of which are of good proportion

- Bathroom with painted floorboards, tongue and groove panelling to dado height, close coupled WC, and period style double-ended rolltop bath with ball/claw feet, mixer tap and shower attachment. Floor mounted vanity cupboard with double doors, basin and mixer tap

- To the front a crunch gravel driveway with turning area approached via a five-bar gate, offers parking for 4/5 cars. Brick edged raised borders with established planting and a level lawn provide a pleasant accompaniment, together with a cottage style picket fencing and matching gate with a paved path leading to the house. A side pathway leads around to the fully fenced rear garden with paved terrace area, level lawn and open aspect to woodland

LOCATION

The charming village of Brasted is set on the A25 between Westerham and Sevenoaks. The village is best known for its antique shops but also offers several independent shops, two pubs, a tea shop and a village store which stocks everyday essentials. More comprehensive shopping facilities can be found at Sevenoaks (approximately 4 miles) and Westerham (approximately 2 miles).

SERVICES

Mains electricity, water and drainage. Oil fired central heating

OUTGOINGS

Sevenoaks District Council - Tel No. 01732 227000

Council Tax Band D - £1,834.02 (2019/2020)

EPC: E

VIEWING

Strictly by appointment via James Millard Independent Estate Agents

1 & 2 The Grange, High Street, Westerham, Kent TN16 1AH

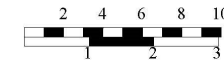
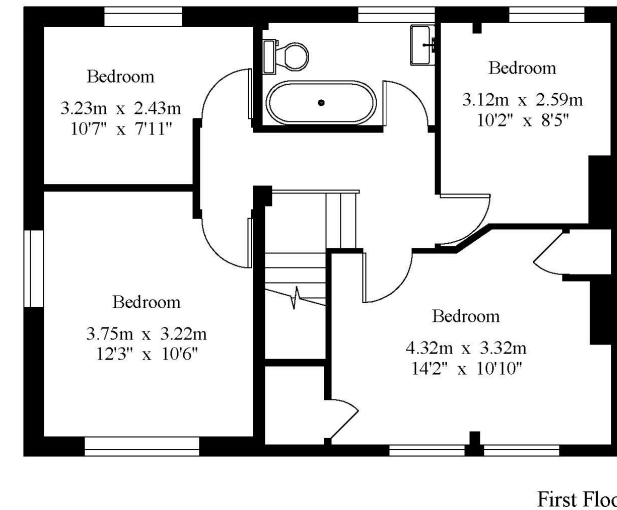
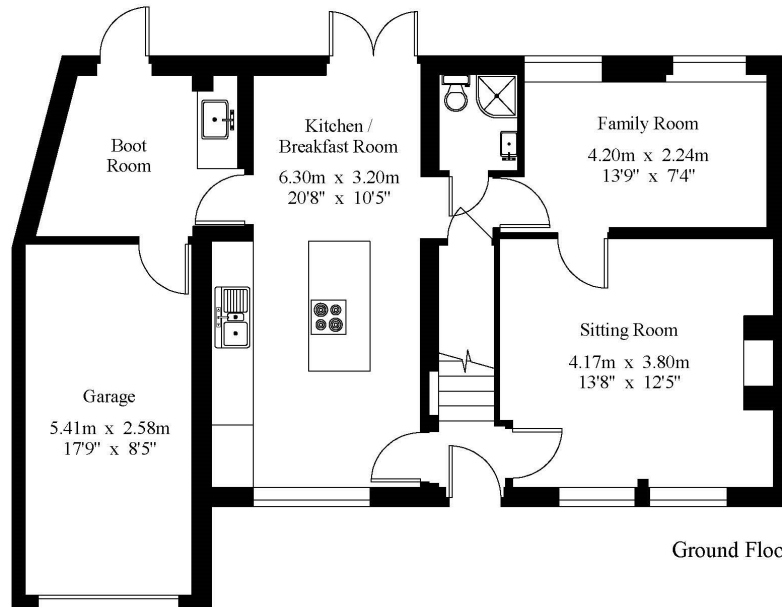
Tel: (01959) 565756

E-mail: westerham@jamesmillard.co.uk

Web Site: www.jamesmillard.co.uk



Gross Internal Area : 132.7 sq.m (1428 sq.ft.)
(Including Garage)



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