



2 WATERMILL CLOSE, BRASTED, WESTERHAM, KENT TN16 1DG

This beautifully presented two double bedroom home in picturesque Brasted is set within an exclusive development, where modern luxury meets village charm. The property has been finished to a high specification and offers spacious accommodation with open plan dining, generous bedrooms both with en-suite bath and shower rooms, downstairs cloakroom, and separate living area. There is a pretty rear garden with a summer house, parking on the private driveway and a garage with a utility area.

- 2 Double Bedrooms ■ Family Room ■ Ensuite Shower ■ Ensuite Bathroom ■ Pretty Rear Garden ■ Garage and Driveway ■ Plantation shutters throughout ■ Summer House ■ Open Plan Living Room/Dining Room/Kitchen ■ Village location

PRICE: GUIDE PRICE £650,000 FREEHOLD

2 Watermill Close

Approximate total internal area:  
96.73m2 ( 1041.19sqft)

Approximate total internal area inc Garage:  
114.51m2 ( 1232.58sqft)

Although measurements have been taken to ensure accuracy,  
they are approximate on this floor plan and is for illustrative purposes only.

Kitchen/ Dining Room  
5.59m x 4.74m  
18.34ft x 15.55ft

Garage  
6.42m x 2.77m  
21.06ft x 9.09ft

Living Room  
4.5m x 2.52m  
14.76ft x 8.27ft

Entrance

Toilet  
1.97m x 0.91m  
6.46ft x 2.99ft

Cupboard

Cupboard

Cupboard

Bedroom  
4.61m x 4.74m  
15.12ft x 15.55ft

En-Suite  
3.3m x 2.77m  
10.83ft x 9.09ft

En-Suite  
1.21m x 2.51m  
3.97ft x 8.23ft

Bedroom  
2.88m x 4.74m  
9.45ft x 15.55ft

Cupboard

Cupboard

Cupboard

Cupboard

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive  
2002/91/EC

The Property  
Ombudsman

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**SITUATION**

The village of Brasted has a pretty village green, two excellent pubs, play park with tennis courts and play equipment, a pre-school, tea room, antique shops, general store, church and doctor's surgery.

Brasted is within the Kent Downs AONB and surround by lovely walking opportunities and close to numerous National Trust properties including Emmetts Garden, Chartwell, Toys Hill and Knole Park. Two miles from Brasted is the historic market town of Westerham which has a bustling high street and numerous cafes, pubs, restaurants, independent, shops, chemist and post office. Mainline Rail Services: Sevenoaks (approximately 3.6 miles) 22 minutes to London Bridge. Oxted (5 miles) 39 minutes to London Victoria.

Primary Schools: Sundridge, Westerham, Ide Hill. Secondary Schools: Tunbridge Wells Grammar for Boys, Tunbridge Wells Grammar for Girls, Oxted, Judd Boys Grammar in Tonbridge, Weald of Kent, Trinity, and Tonbridge Girls Grammar in Tonbridge. Private Schools: Radnor House in Sundridge, Hazlewood mixed preparatory school in Limsfield Chart, The Public Schools at Sevenoaks and Tonbridge.

Leisure Facilities: Public and private golf courses including Westerham, Limsfield Chart and Tandridge Golf Club at Oxted. Limsfield Tennis and Squash Club. Health centre and leisure pool complexes in Oxted and Sevenoaks. Various equestrian establishments.

**DIRECTIONS**

From Sevenoaks station proceed towards Riverhead and at the first roundabout turn left towards Westerham on the A25. Continue for about two miles to the Sundridge traffic lights. Proceed straight across through the village of Sundridge and into the village of Brasted, proceed through the village past Chart Lane on your left hand side then on your right you will find Watermill Close. Number 2 is on your right.

**GROUND FLOOR**

**ENTRANCE HALL**

Wooden front door into hallway, Oak wood floor, central heating thermostat, alarm system, built in coats cupboard housing electric meter, stairs to first floor, doors to cloakroom, family room and open plan kitchen/living area.

**CLOAKROOM**

2'9" x 6'4" (0.84m x 1.93m) Opaque double glazed wooden window to front with plantation shutters, Oak wood flooring, radiator, pedestal wash hand basin, W.C. with concealed cistern, part wood paneled walls, inset ceiling lights.

**LIVING ROOM**



8'2" x 14'8" (2.49m x 4.47m) Double glazed wooden window to front with plantation shutters, Oak wood flooring, built in shelving to one wall, radiator, inset ceiling lights.

**KITCHEN/DINING ROOM**



15'5" x 18'3" (4.70m x 5.56m) A range of wall and base units with worktop over, built in electric Bosch oven, induction hob, stainless steel extractor over with splashback, stainless steel sink unit with flexible hose mixer tap, integrated fridge/freezer and dishwasher, double glazed wooden window to rear with plantation shutters, inset ceiling lights, two radiators, double glazed French doors with plantation shutters to rear garden, door to large larder cupboard with built in shelving, light and plug sockets, inset ceiling lights, Oak wood flooring.

**FIRST FLOOR**

**LANDING**

Doors to bedrooms, airing cupboard with shelving, large storage cupboard, access to loft.

**BEDROOM 1**

15'11" x 15'5" (4.85m x 4.70m) Double glazed wooden window to rear with plantation shutters, built in triple mirrored wardrobes, radiator, door to en suite bathroom.

**EN SUITE BATHROOM**



9'9" x 10'8" (2.97m x 3.25m) Velux window to rear, shower bath with glass screen and fully tiled walls, W.C. with concealed cistern, wash hand basin, chrome heated towel rail, shaver socket, tiled floor, part tiled walls, large dressing area.

**BEDROOM 2**



9'4" x 15'5" (2.84m x 4.70m) Double glazed wooden window to front with plantation shutters, built in triple mirrored wardrobes, radiator, door to en suite shower room.

**EN SUITE SHOWER ROOM**

3'10" x 8'2" (1.17m x 2.49m) Fully tiled shower cubicle, sink unit with mixer tap, W.C. with concealed cistern, chrome heated towel rail, extractor fan, shaver socket, part tiled walls, tiled floor.

**OUTSIDE**

**FRONT GARDEN**

Paved driveway providing off street parking for one vehicle, paved pathway to covered front entrance, well established borders with a range of shrubs and trees.

**GARAGE/UTILITY**

9'1" x 21'0" (2.77m x 6.40m) Up and over electric door, power and light. To the rear of the garage there is a utility area with base unit cupboards with granite worktops, stainless steel sink unit, integrated washer dryer.

**REAR GARDEN**



Fully enclosed easterly facing garden with paved full width patio area, lawn area, summer house, outside light, outside tap, access to garage and side access to front.

**PRIVATE ROAD MAINTENANCE**

There is an annual maintenance charge of approximately £450.00 payable to the Watermill Residents Association.

**COUNCIL TAX BAND E**