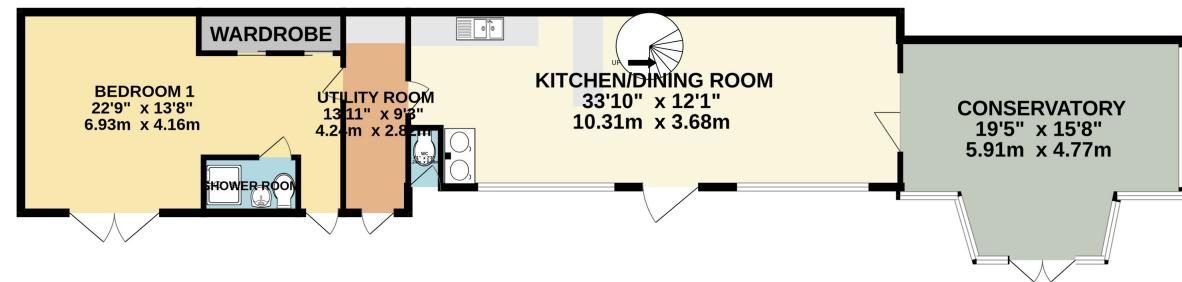
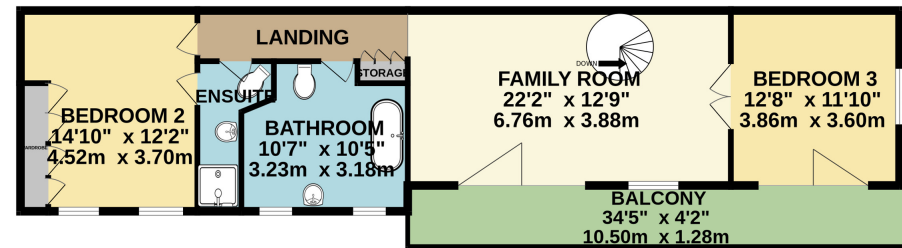


GROUND FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



1ST FLOOR
855 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA - 1996 sq.ft. (185.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



THE SUMMER HOUSE, HIGH STREET, BRASTED, WESTERHAM, KENT TN16 1JJ

Unique and beautifully presented, this three bedroom, three bathroom attached barn is truly a hidden treasure. Adaptable accommodation of nearly 2000sqft, with a private sunny walled garden, sitting within Brasted High Street Conservation Area and Kent Downs AONB. Parking for two vehicles by informal arrangement, refer to vendor.

Unique and characterful ■ Ground floor master suite ■ Ensuite second bedroom ■ 33'10 Kitchen/Dining Room ■ 19'5 Conservatory ■ First floor family room and 3rd bedroom both with access to lovely balcony ■ Exposed beams and brickwork, attractive wooden wall panelling ■ Lovely established and well maintained walled garden to which all rooms have a view ■ Secure approach ■ 2 off-street parking spaces by informal arrangement (refer to vendors)

PRICE: £779,000 FREEHOLD



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 junction 5 of the M25 take the A21 and head west at the second turn off onto the A25 towards Westerham. Upon reaching the village of Brasted, continue passing the White Hart Public House on the left. The entrance to the property will be found before the beauty salon on the right hand side through black gates.

GROUND FLOOR

KITCHEN/DINING ROOM



33' 10" x 12' 1" (10.31m x 3.68m) Bespoke fitted kitchen with shaker style units and granite worktops, beautiful range cooker with overhead extractor, feature wood mantle, double Belfast sink, antique radiator, matching feature island with wooden worktop, wine fridge, window to front, stable door, spiral staircase, slate floor, open to dining room, glazed doors to garden and conservatory.

CONSERVATORY



19' 5" x 15' 8" (5.92m x 4.78m) Bespoke conservatory overlooking the tranquil pond and fountain, wood panels, antique radiator, slate floor, recently installed wood burning stove against a feature stone wall.

BOOT/UTILITY ROOM

14' 3" x 5' 3" (4.34m x 1.60m) Shelving, plumbing for washing machine and dishwasher, recently installed wall mounted Worcester Bosch combination boiler, slate floor, glazed door to front, door to master suite.

BEDROOM 1

22' 7" x 13' 8" (6.88m x 4.17m) Part wood clad walls, slate floor, antique radiator, fitted mirror door wardrobes, glazed door to garden, double doors to garden, door to ensuite shower room.

ENSUITE SHOWER ROOM

Walk in shower cubicle, round bowl wash hand basin inset to stand, low level W.C., tiled walls and floor, double glazed window to front.

FIRST FLOOR

FAMILY ROOM

22' 2" x 12' 9" (6.76m x 3.89m) Stairs from ground floor, double door to bedroom 3, doors to balcony, open to inner landing, antique radiator.

BEDROOM 2



14' 10" x 12' 2" (4.52m x 3.71m) Windows to front, door into shower room, door to inner hall, fitted wardrobes, antique radiator, borrowed light feature window above door.

BEDROOM 3



12' 8" x 11' (3.86m x 3.35m) Glazed folding doors to balcony, feature window to side, antique style radiator.

INNER LANDING

Doors to bathroom, shower room and bedroom 2.

BATHROOM



10' 4" x 9' 7" (3.15m x 2.92m) White suite comprising roll top claw feet bath, low level W.C., pedestal wash hand basin, antique radiator, part wood panelled walls, wood floor, two windows to front

SHOWER ROOM

11' x 3' 3" (3.35m x 0.99m) Enclosed shower cubicle, low level W.C., wood floor, antique inset mirror cabinet, chrome heated towel rail, door to inner hall and adjoin door to bedroom 2.

OUTSIDE

GARDEN

The property is approached via double doors from the High Street which open to a secure (shared) walkway and in turn the private gated and secure attractive part walled garden which has been thoughtfully designed with 3 seating areas to enjoy all day sun. Artificial grass area, ornamental pond with fountain, recently added Millboard decking, planted borders featuring a variety of shrubs and trees including ash, eucalyptus and ornamental cherry, hardstanding and power for hot tub.



PARKING

Unrestricted parking on Brasted High Street, which is where the property is accessed. Vendors have informal arrangement for 2 parking spaces in nearby car park.

COUNCIL TAX BAND F