







**The Garden House, Brasted Chart, Brasted, Kent TN16 1LW**  
**£1,850,000 - Freehold**





## PROPERTY DESCRIPTION

A wonderfully unique, detached property set in secluded grounds spanning to approximately 4 acres, in a semi-rural location in the sought-after hamlet of Brasted Chart, TN16 and within just a 15-minute drive from Sevenoaks and Oxted Station. This innovative and extremely well-designed home has been carefully redesigned by our clients and now provides adaptable accommodation over two floors, benefitting from a stunning open plan kitchen/dining room with bi-folding doors enjoying views across the rear garden and vast woodland, a further reception room, utility room, cloakroom W/C, study, six double bedrooms and three bathrooms. The property also boasts driveway parking for numerous vehicles, a detached double garage and a separate workshop, with a beautiful wrap-around garden. Call us now for more information, we are **\*\*Open 8 am - 8 pm 7 Days a Week\*\***

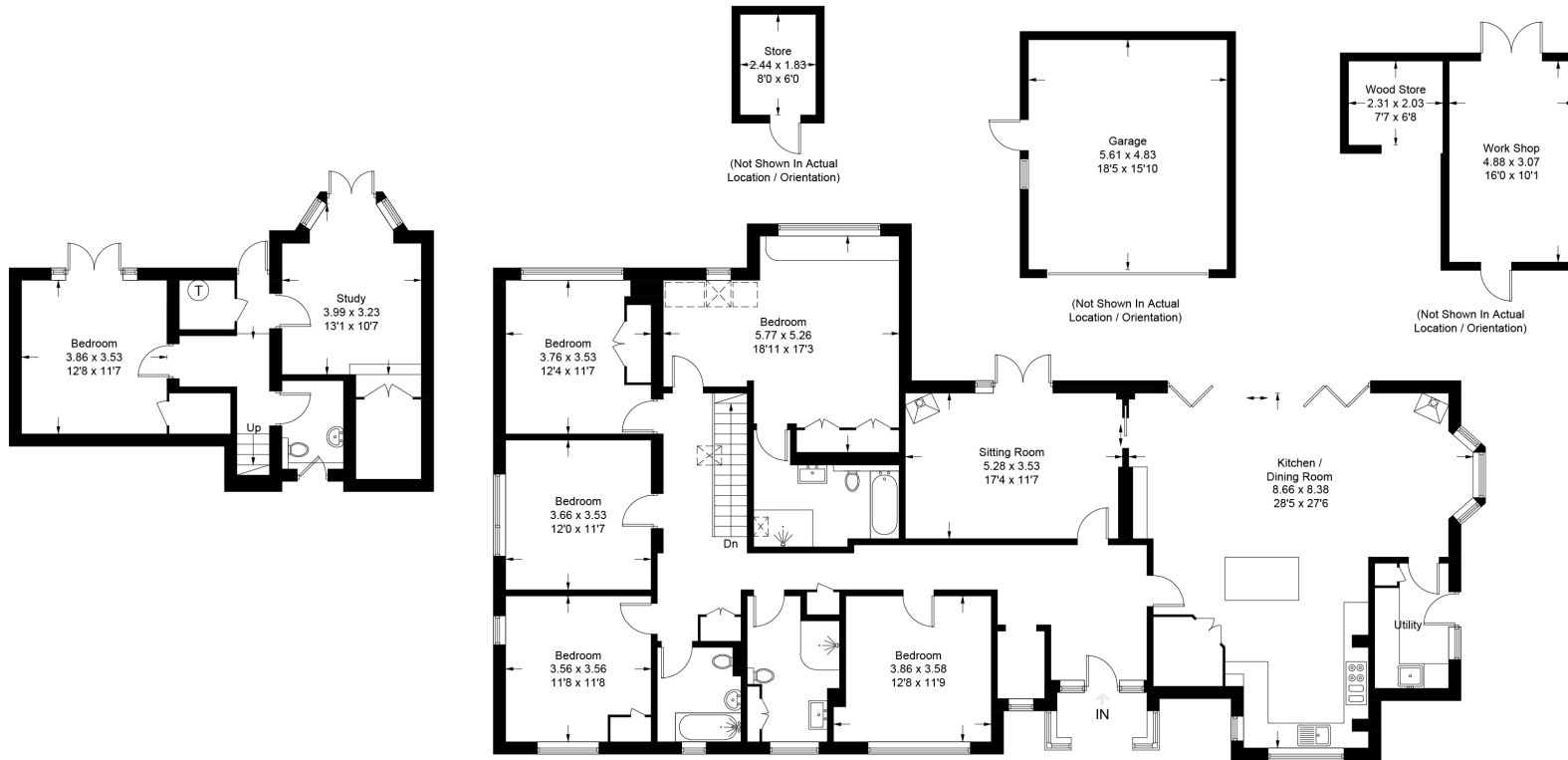
## POINTS OF INTEREST

- DETACHED HOUSE WITH STUNNING VIEWS
- SIX DOUBLE BEDROOMS PLUS A STUDY
- APPROX. 4 ACRE PLOT
- OPEN PLAN ENTERTAINING SPACE
- THREE BATHROOMS + SEPARATE CLOAKROOM
- SECLUDED LOCATION
- SEVENOAKS STATION 15 MINUTE DRIVE
- OXTED STATION 15 MINUTE DRIVE



= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 266.9 sq m / 2873 sq ft  
 Outbuildings = 51.7 sq m / 556 sq ft  
 Total = 318.6 sq m / 3429 sq ft



Lower Ground Floor

Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1040038)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>72</b>
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	