



TOTAL FLOOR AREA: 1822 sq.ft. (169.2 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			
(82+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



FIR COTTAGE, CHURCH ROAD, BRASTED, KENT TN16 1HZ

Built by the renowned local builders Durtneills in 1904 this handsome Edwardian three bedroomed semi detached property boasts a number of hallmark features characteristic for this period. There is a lovely garden to front with striking aspect over farmland and detached double garage to rear with courtyard.

Edwardian Features ■ Entrance Hall ■ Semi Rural Location ■ Master bedroom with ensuite shower room ■ Two further bedrooms ■ Family Bathroom ■ Sitting Room ■ Dining Room ■ Conservatory ■ Kitchen Breakfast Room ■ Double Garage ■ Lovely 80ft Garden with superb views ■ New Double Glazing 2022

PRICE: GUIDE PRICE £750,000 FREEHOLD

SITUATION

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 café and a village store. More comprehensive shopping facilities can be found at Sevenoaks approximately 4 miles and Westerham approximately 2 miles. The village is surrounded by some of the finest countryside in Kent.

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. Take the second turning on your right into Church Road. Fir Cottage is found after a short distance along on the right hand side before St Martins Church and The Stanhope Arms.

GROUND FLOOR

ENTRANCE HALL

12' 3" x 7' 5" (3.73m x 2.26m) Front leading into entrance hall, led light window to front, doors to sitting, dining room, kitchen/breakfast and cloakroom, parquet floor.

SITTING ROOM

17' 7" x 14' 9" (5.36m x 4.50m) Led light square bay window to front, radiator, attractive fireplace with wood burning stove, built in storage cupboard.

DINING ROOM



17' 6" x 13' 11" (5.33m x 4.24m) Led light window to conservatory and side, radiator, stone surround fireplace with granite hearth and inlay, built in storage cupboard and cupboard housing Worcester Bosch boiler and electric RCD unit.

KITCHEN/BREAKFAST ROOM

20' 8" x 10' 2" (6.30m x 3.10m) This lovely kitchen/breakfast room is fitted with Shaker style solid wood fronted painted wall and base units with granite work tops, integrated Neff double oven and microwave, 1 ½ bowl sink unit, electric hob, pull out larder and magic corner, integrated dishwasher, plumbed for washing machine and sink.

CONSERVATORY



Two thirds double glazed with glass roof, door to rear and door to kitchen, lights, led light windows to dining room.

FIRST FLOOR

LANDING

7' 4" x 10' 3" (2.24m x 3.12m) maximum, access to loft, doors to bedrooms and bathroom.

BEDROOM 1



13' 11" x 12' 10" (4.24m x 3.91m) Led light window to rear, radiator, bespoke fitted wardrobes, door to ensuite.

ENSUITE SHOWER ROOM



7' 4" x 4' 8" (2.24m x 1.42m) Contemporary suite comprising walk in Aqualisa shower with screen, low level W.C., ceramic bowl sink unit, inset to wooden dresser, tiled walls, wood flooring, led light window to rear.

BEDROOM 2



12' 2" x 12' (3.71m x 3.66m) Led light window to front with lovely views, radiator, fitted wardrobes.

BEDROOM 3



8' 2" x 7' 5" (2.49m x 2.26m) Led light window to front with lovely views, radiator, built in bed over stair bulkhead.

BATHROOM



7' 5" x 7' 2" (2.26m x 2.18m) Modern white suite comprising panelled bath, low level W.C., wall mounted wash hand basin, tiled walls, laminate wood floor

OUTSIDE

GARDEN



There is approximately 80ft front garden with spectacular views over open countryside, stone pave terrace, well stocked sculptured borders, pergola, apple trees, gate to side, covered entrance porch.

REAR COURTYARD

There is a large rear courtyard with pretty planting leading to a double garage.

GARAGE



22' 5" x 18' 1" (6.83m x 5.51m) There is a brick built garage with 2 up and over doors.

COUNCIL TAX BAND E