



## Alms Row

High Street, Brasted, Sevenoaks TN16 1HU

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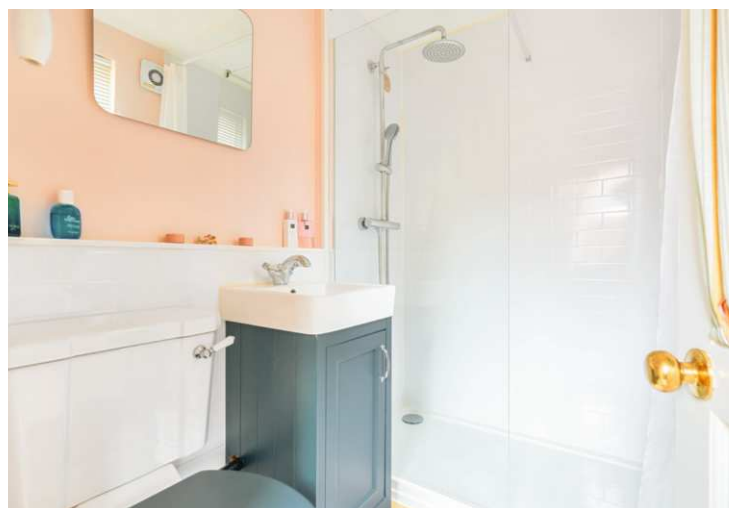
A gorgeous Grade II listed 2 bedroom cottage with a wealth of period features and a good size garden located in the popular village of Brasted within easy reach of local amenities.

- 2 reception rooms
- Good size south facing garden
- Wealth of character
- Village centre location

## THE PROPERTY

This gorgeous 2 bedroom Grade II listed cottage dates back to the 15th Century and boasts a wealth of period features including exposed brick, exposed timbers and vaulted ceilings.

You enter the property through the front door into the lounge which features an exposed brick fireplace with working open fire and original beam work with what are thought to be builders etchings from the original construction! There is ample space in this room for both a sofa and TV as well as built in storage either side of the fireplace. Heading through you arrive at the dining room which has space for a 4 seater table as well as an understairs storage area. The kitchen and bathroom are accessed from here via a back hallway that also provides access to the garden. The bathroom has been recently fitted with a walk in shower and



white suite including basin with vanity unit under. The kitchen has been fitted with a range of wall and base units incorporating space for a freestanding fridge, washing machine and integrated electric oven and gas hob.

Heading upstairs you have the two bedrooms, the smaller of which accommodates a single bed and has lovely views out onto the garden. The main bedroom boasts beautifully high ceilings with exposed beams and further attic storage. There is ample room here for a king size bed as well as wardrobes.

## OUTSIDE

Outside the front of the property is approached through a pretty brick paved courtyard. To the rear the wonderful south facing garden provides the perfect space for alfresco dining, with areas

for dining and entertaining as well as lawned areas with mature flowers and plants.

## SURROUNDING AREA

Brasted is a village full of character and is conveniently situated on the A25 between Westerham and Sevenoaks. This beautiful village boasts a general store, two pubs, various more specialist shops, a number of antique shops and a medical centre. The town of Sevenoaks is approximately 4 miles away and has a number of shops and restaurants, as well as a main line station with trains to London taking from as little at 24 minutes. There is also M25 access at junction 5 linking with other motorway networks, the Dartford River Crossing, Bluewater Shopping



Centre, the Channel Tunnel, Gatwick and Heathrow Airports.

#### TENURE

Freehold (with potential flying freeholds). Grade II Listed.

#### SERVICES

All mains services are connected

#### LOCAL AUTHORITY

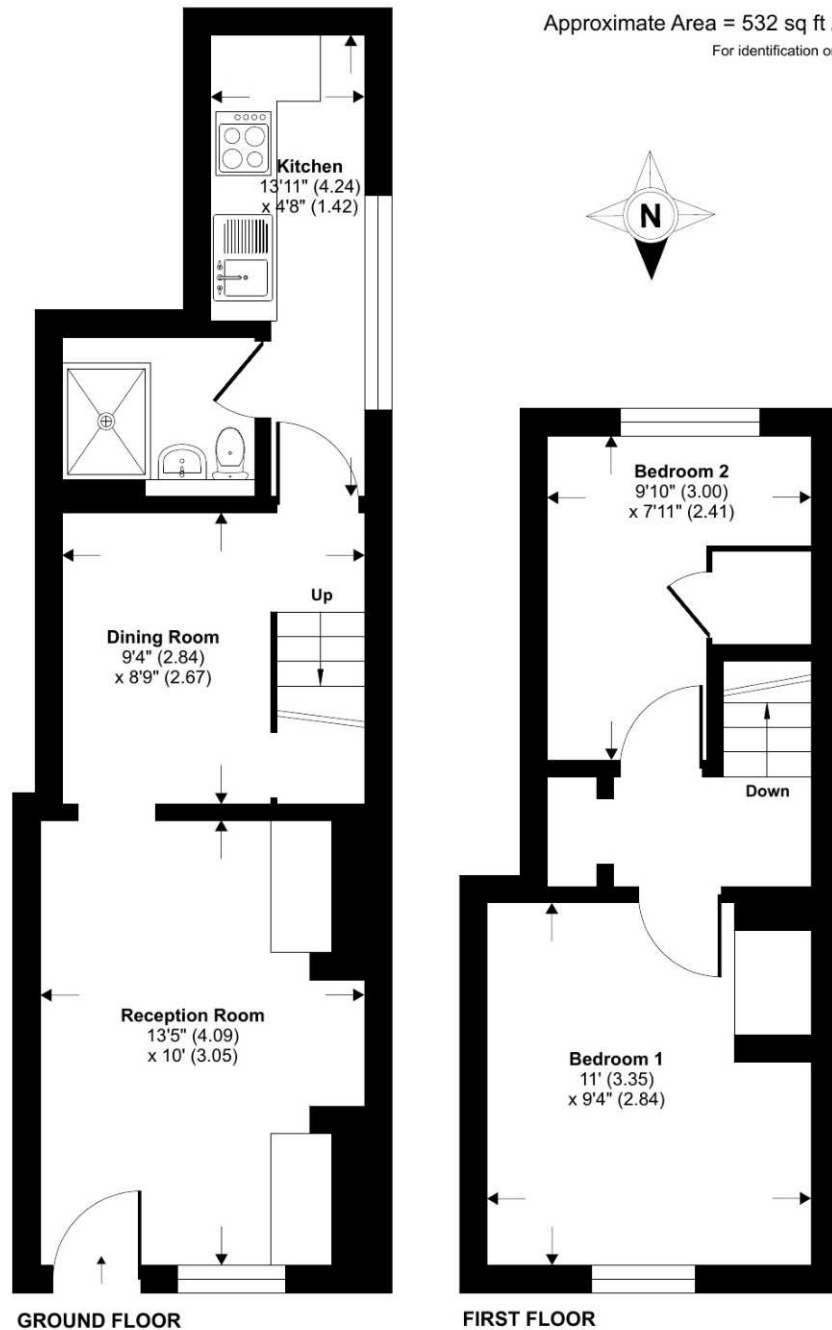
Sevenoaks District Council - Band D



# High Street, Brasted, Westerham, TN16

Approximate Area = 532 sq ft / 49.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Humberts. REF: 1106502.

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