



Beautiful detached four bedroom house with annexe situated in a lovely semi rural location.

**£1,250,000**    **Freehold**



**CAVENDISH**

LETTINGS, SALES & PROPERTY MANAGEMENT



## Chart Lane, Brasted Chart



Bedrooms: 4



Bathrooms: 2



Receptions: 3

- Detached house
- Self contained annexe
- Garage & ample parking
- 3 Reception areas
- 2 Bathrooms
- Double glazing throughout
- Chain free



Beautiful detached family house situated in a lovely semi rural location in Brasted Chart. The property is reached by a gated driveway and set in a plot of approximately 0.7 acres. The ground floor is an open plan design with stunning vaulted reception areas overlooked by the first floor gallery. It is a short drive to both Sevenoaks & Oxted stations with good links for commuters.

- \* Four double bedrooms
- \* Views over the gardens and fields beyond
- \* Open plan kitchen breakfast/family area
- \* Detached studio annexe
- \* Close proximity to excellent local schools
- \* House approx. internal floor area 1709sqft
- \* Annexe approx. internal floor area 417sqft
- \* Chain free

### UTILITIES & KEY INFORMATION

Mains gas/electricity/water/sewerage

Heating: Mains gas

Local authority: Sevenoaks District Council

Council Tax Band: G

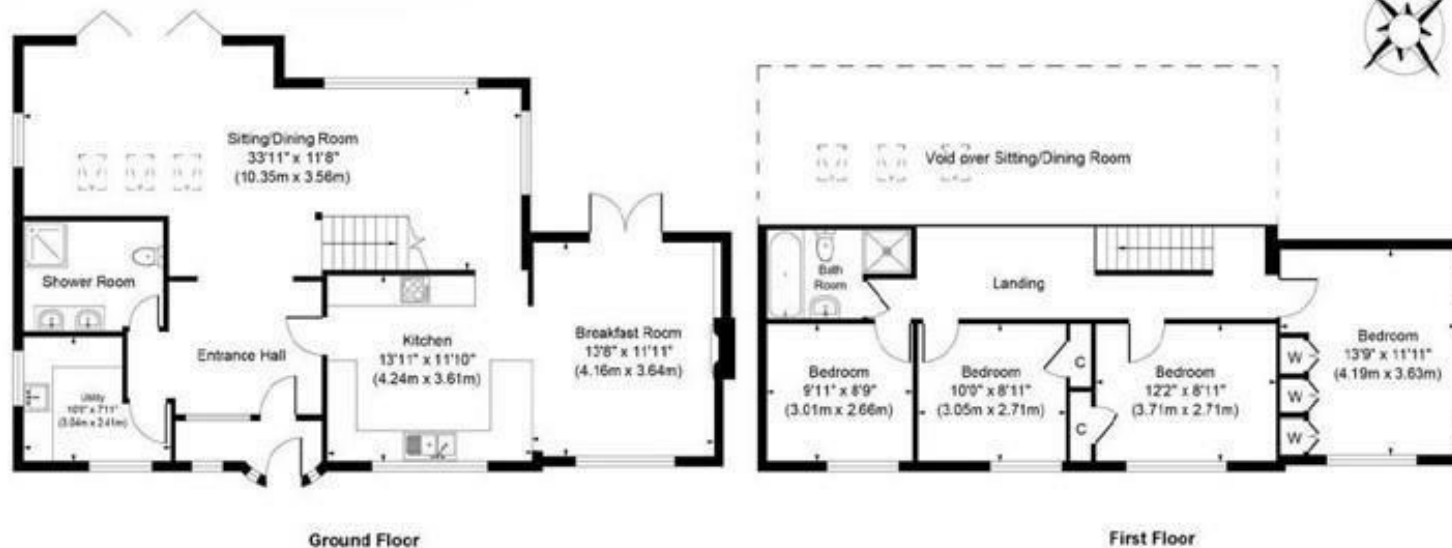
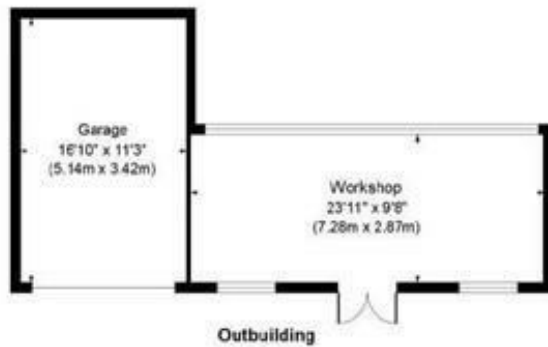






The property is located around 0.5 miles into Chart Lane from Brasted High Street. There is a driveway on the left up to a parking area with ample parking.





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	69	77
		EU Directive 2002/91/EC



# CAVENDISH

LETTINGS, SALES & PROPERTY MANAGEMENT

2 - 3 The Shambles

Sevenoaks

Kent

TN13 1LJ

01732 464498

mail@cavendish.pro

www.cavendish.pro