



# A stunning newly built home offering modern living

**Rectory Lane, Brasted, Westerham, Kent, TN16**

£2,800 pcm plus fees apply, Unfurnished  
Available from now



- Contemporary and stylishly throughout
- Spacious family accommodation
- Detached office
- Double carport and storage
- Sevenoaks station approx. 4 miles
- Countryside views

**About this property**

Occupying a generously sized plot, this newly constructed single level home combines the conveniences of modern living in a "stable conversion" style property.

Opening into the entrance hall, to the right is the spectacular and contemporary living wing of the house. An open plan living room is boasts a vaulted ceiling throughout with exposed beams and hardware, fireplace, and doors leading to the patio and garden.

The stylish kitchen provides a range of matt white upper and lower cupboards, integrated appliances, and a peninsula island with drop lights overhead and additional seating.

Across the entrance hall is the bedroom wing of the property providing 3 bedrooms, of which the principle bedroom benefits from doors to the covered porch and an en suite. There is also a well appointed family bathroom.

Approached through electric gates, the gravel drive leads to a timber framed double carport with an attached store room/shed. With modern convenience in mind, there is also a detached office, ideal for those working from home.

The garden is to the front of the property and is mainly laid to lawn with far reaching countryside views. There is also a patio area, ideal for al fresco entertaining, and a covered porch across the bedroom wing of the house.

**Furnishing**

Unfurnished

**Local Authority**

Sevenoaks District Council  
Council Tax Band = Council Tax

**Energy Performance**

EPC Rating = To be confirmed

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office.  
Telephone: +44 (0) 1732 789 760.





### Local Information

**Shopping Facilities:** Brasted High Street is under ¼ of a mile and offers many Antique Shops, public houses a village shop and Tea Room. Sevenoaks (4 ½ miles) provides supermarkets and other high street retailers as well as a multitude of Pubs and Restaurants. Westerham (1.5 miles) provides further local shops and restaurants. Bluewater Shopping Centre in Dartford.

**Mainline Rail Services:** Sevenoaks (3.8 miles) to London Bridge/Cannon Street/Charing Cross. Oxted (5 miles) to London Victoria.

**Primary Schools:** Sundridge, Westerham and Ide Hill.

**Secondary Schools:** Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar in Tonbridge, Wildernesse Boys School in Sevenoaks and Sevenoaks Girls School.

**Private Schools:** Sevenoaks and Tonbridge Public Schools, Sevenoaks and New Beacon Preparatory Schools, Radnor House School in Sundridge, Walthamstow Hall Girls School in Sevenoaks.

**Leisure Facilities:** Extensive bridle paths and walks in the local area. Golf at Westerham, Wildernesse, Knole and Nizels. Sevenoaks Swimming and Leisure Centre. Oxted Leisure Centre. National Trust houses and gardens.

**Motorway Links:** Junction 5 of the M25 (1.8 miles), gives access to other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel.

Please note that all distances mentioned are approximate.



## Brasted Hill Road, Brasted, Westerham, TN16

Approximate Area = 1200 sq ft / 111.5 sq m (excludes carport)

Outbuilding = 137 sq ft / 12.7 sq m

Total = 1337 sq ft / 124.2 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). © nichesom 2020. Produced for Savills (UK) Limited. REF: 671316

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to [Savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](https://www.savills.co.uk/applicant-guide). Hard copy available on request. . 20201127MEHE

