

ASHWOOD

BRASTED • KENT





ASHWOOD

BRASTED HILL ROAD • BRASTED • KENT • TN16 1NJ

Stylish and well presented, extended family home with delightful gardens and far reaching views

Porch, Reception hall, Drawing room, Dining room, Family room, Television room, Kitchen/Breakfast room, Study, Utility Room, Cloakroom
Master Bedroom with En suite, Guest Bedroom with Balcony and En Suite Shower room, Three further bedrooms, Family bathroom, Separate W.C.

Driveway with Turning Circle, Detached Garage

Attractive Secluded Gardens, Heated Swimming Pool, Timber Summerhouse, Tennis Court

Post & Rail Fenced Paddock

EPC = C

In total Approaching 2 Acres



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Description

Ashwood is a stylish and well presented family house which dates from the late 1940s and has been extended since. The property offers spacious family living with the principal reception rooms having wonderful views over the gardens and countryside beyond. Features include oak and tiled flooring, multi pane windows and glazed apex windows in the dining room and breakfast room, modern bespoke kitchen and contemporary bathroom suites. The house sits in established gardens which create an attractive backdrop, with a paddock and views over adjoining countryside. In total the area amounts to about 2 acres.

- The principal reception rooms provide excellent spacious entertaining areas for both formal and informal living. The elegant double aspect drawing room has an attractive fireplace with gas fire, the impressive dining room is double aspect with a part vaulted ceiling and bi-folding doors to the rear terrace and double doors to the side. This room has superb outlook over the gardens and beyond. The family room has double doors to the rear terrace and is open to the kitchen.
- A television room, with bookshelves, and a study with a storage cupboard, both have an outlook over the front garden.
- The spacious and stylish kitchen/breakfast room is fitted with a bespoke range of wall and base cupboards with a matching island unit providing a breakfast bar. Appliances include a Neff dishwasher, AEG microwave, space for a range style cooker and fridge freezer. The breakfast area has roof lights and bi-folding doors to the rear terrace and a glazed apex to the vaulted ceiling.
- A well appointed utility room with space for appliances and a door to the side garden, and a cloakroom complete the ground floor accommodation.
- An attractive staircase rises from the reception hall to the first floor.
- The master bedroom is double aspect with doors leading to a balcony where views over the rear garden can be enjoyed. There is a range of fitted wardrobes and a contemporary styled en suite shower room featuring an attractive glass wash stand with coloured glass bowls.
- The guest bedroom has double doors to a balcony with superb far reaching views. There is also a range of fitted wardrobes together with a stylish en suite shower room.
- There are three further double bedrooms, all with wardrobes and attractive outlooks over the gardens.
- A well appointed family bathroom comprises a roll top bath, W.C. pedestal wash basin and separate shower cubicle.
- A separate W.C. with basin completes the accommodation.
- The house is approached via a pair of electrically operated wooden gates over a tarmac drive providing a turning circle, parking area and leads to the garage with electric up and over door and housing the pool equipment.
- The gardens are principally laid to lawn with established and well stocked shaped beds and borders, a variety of trees and shrubs, and outside lighting. A herringbone brick path leading from the drive to the front porch, from here is a timber arbour adorned with established wisteria. To the side and rear is a generous paved terrace which provides an ideal area for al fresco entertaining and where views over the gardens and beyond can be enjoyed. To the rear of the house is the heated swimming pool with an attractive timber summer house. On from here is the fence enclosed tennis court. To one side is a post and rail paddock with a separate road access. In total the area amounts to about 2 acres.
- Lapsed planning permission (ref: SE/00/01276/FUL) for the construction of a stable block to comprise two loose boxes and a tack room of timber construction.



Directions

From junction 5 of the M25 take the A21 and head west at the second turn off onto the A25 towards Brasted and Westerham. On entering Brasted village, turn right into Rectory Lane (just after a small green). Rectory Lane leads into Brasted Hill Road and Ashwood will be found after about half a mile on the right hand side.

Situation

- Ashwood is situated in a semi-rural location on the outskirts of Brasted Village.
- Shopping Facilities:** Brasted High Street is under half a mile and offers many Antique Shops, public houses, a village shop and Tea Room. Sevenoaks (4.5 miles) provides supermarkets and other high street retailers as well as a multitude of Pubs and Restaurants. Westerham (2.5 miles) provides further local shops and restaurants. Bluewater Shopping Centre.
- Mainline Rail Services:** Sevenoaks (4 miles) to London Bridge/Cannon Street/Charing.
- Primary Schools:** Various in Sevenoaks, Seal, Sundridge and Otford.
- Secondary Schools:** Weald of Kent Girls Grammar, Knole Academy and Trinity Schools in Sevenoaks. Weald of Kent and Tonbridge Girls Grammars and Judd Boys Grammar schools in Tonbridge. Tunbridge Wells Girls and Boys Grammar Schools and the Skinners Boys Grammar School in Tunbridge Wells.
- Private Schools:** Sevenoaks, Tonbridge, Walthamstow Hall and Sackville Secondary Schools. Sevenoaks, Solefields, Walthamstow Hall and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge. Fosse Bank in Hildenborough. The Schools at Somerhill, Hilden Oaks and Hilden Grange in Tonbridge.
- 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 (2.5 miles), gives access to other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel. All distances are approximate.

Agents Note The photographs were taken in 2014.

Services Gas fired central heating via radiators. Mains gas, electricity and water. Private drainage.

Outgoings Sevenoaks District Council – 01732 227000. Council tax band 'H' charges for 2019/2020 - £ 3,668.04.

Viewing

Strictly by appointment with Savills 01732 789700.

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Ashwood, Brasted

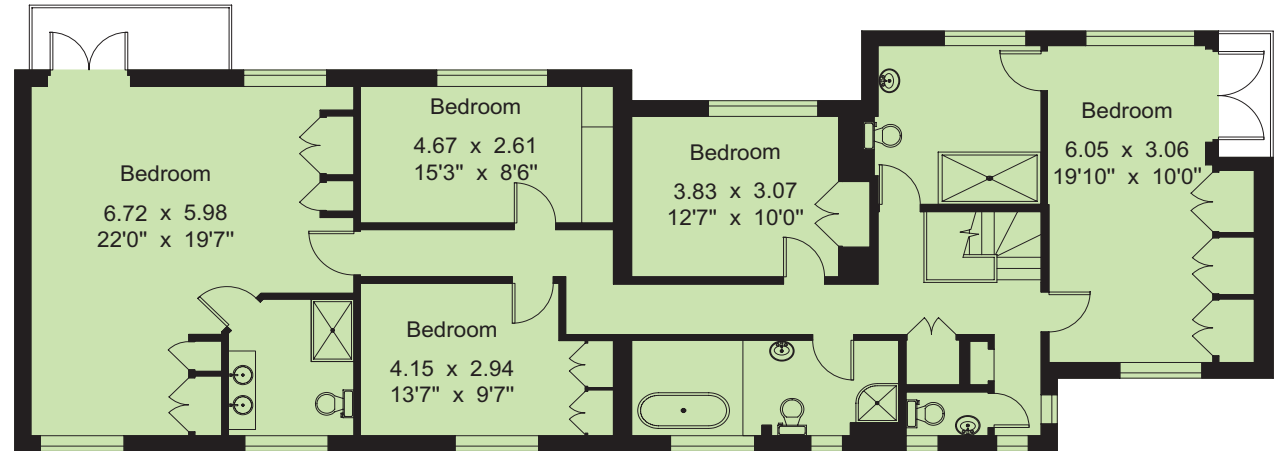
Gross internal area (approx.)

House - 335.1 sq m (3607 sq ft)

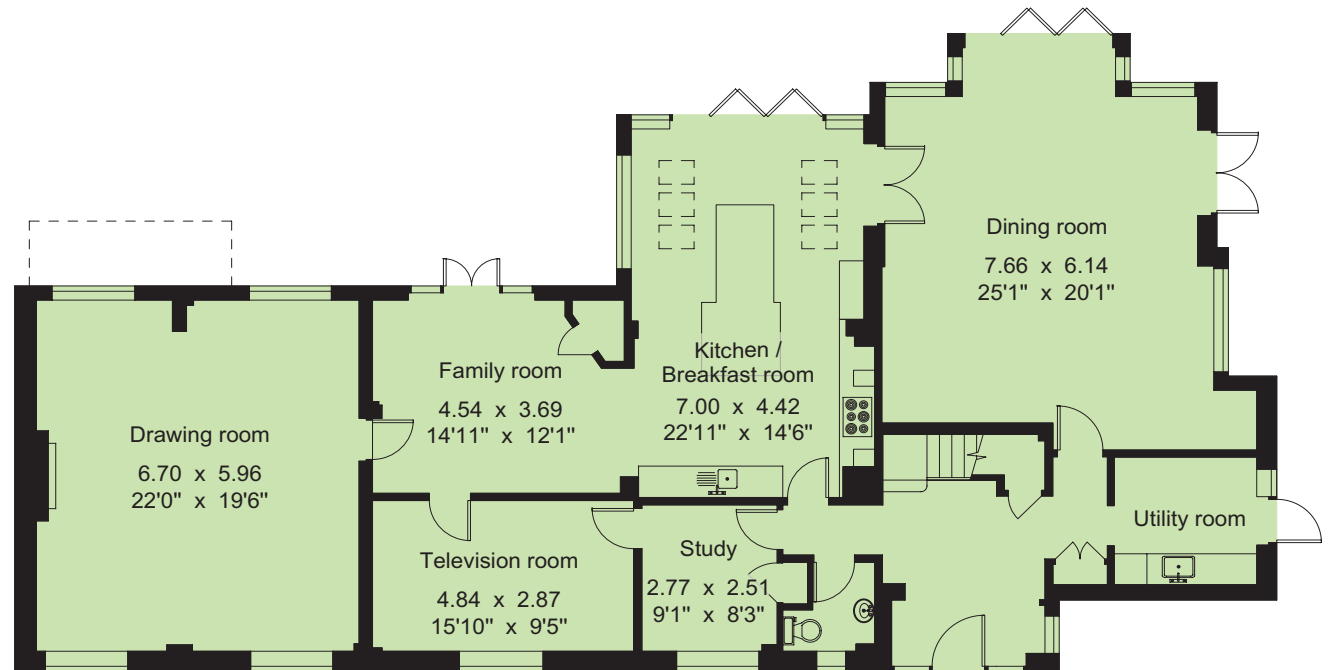
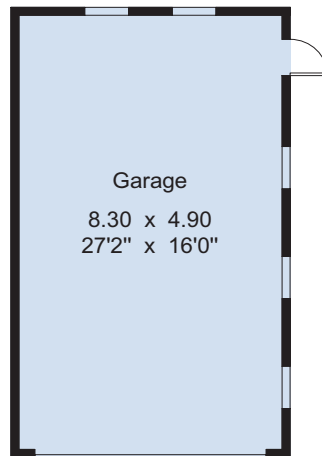
Garage - 40.8 sq m (439 sq ft)

For identification only - Not to scale

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First floor



Ground floor

