



## **SEMI-DETACHED COTTAGE WITH PP FOR ADDITIONAL DWELLING IN THE GROUNDS**

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2-3 HAWTHORN COTTAGES, HIGH STREET,  
BRASTED, KENT, TN16 1HP

**Guide Price £650,000 Freehold**

**savills**



## SET WITHIN WONDERFUL ESTABLISHED GARDENS IN A CENTRAL VILLAGE LOCATION

- Charming character cottage
- Sought after location
- PP for new dwelling within the grounds
- Westerham 1.7 miles
- Two Reception Rooms
- Three Bedrooms
- Superb gardens
- EPC Rating = E
- Council Tax = G

### Situation

2-3 Hawthorn Cottages is centrally located in the popular village of Brasted which offers antique shops, The White Hart public house, a convenience store, GP surgery and pharmacy, various W.I. groups and tea room.

- Comprehensive Shopping: Sevenoaks (4.2 miles) provides supermarkets and other high street retailers as well as a multitude of pubs and restaurants. Westerham (1.7 miles) and Biggin Hill (5 miles) provide further supermarkets, local shops, leisure centre, library, GP surgery, dentist and restaurants. Bluewater Shopping Centre.

- Mainline Rail Services: Sevenoaks (3.6 miles) to London Bridge/Cannon Street/Charing Cross. Oxted (5.7 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, Knole Academy.

- Private Schools: Sevenoaks, Sackville, Walthamstow Hall and Tonbridge Public Schools. Sevenoaks and New Beacon in Sevenoaks, Radnor House in Sundridge.

- Leisure Facilities: 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 all distances are approximate.**

### Description

2-3 Hawthorn Cottages is a delightful character cottage, centrally located in the popular village of Brasted. Formerly two separate cottages, believed to date from the early 1800s, which have been converted into one property since, the house retains many period features. Of particular note are the glorious established rear gardens, totalling about 0.36 acres. The property benefits from planning permission for a new dwelling to be built within the rear garden and alteration to the existing detached garage 18/03371/FUL.

## Proposed ground plan and elevations for new dwelling 18/03371/FUL



A	Date	Revisions
<p>Wyatt Glass Architects  <small>formwork design</small>  <b>Chartered Architects</b>          Lime Tree House, 15 Lime Tree Walk          Sevenoaks, Kent TN13 1XH          T: 01732 746621          E: info@wyattglass.co.uk          www.wyattglass.co.uk          RIBA #          Chartered Practice</p>		
<p>Client: <b>GROSSE</b></p>		
<p>Job Title</p>		



- Features of note include attractive fireplaces, some decorative shutters, cornicing and radiator covers, multi pane sash windows and thumb latch doors.
- The principal reception rooms comprise a delightful double aspect sitting/dining room with an attractive gas fireplace with decorative tile slips, built-in storage, views to the front and rear gardens and access to the rear terrace. The versatile family room has a view and door to the front garden, built-in shelved storage and an attractive wrought iron fireplace.
- The kitchen/breakfast room has a square bay window offering a lovely aspect to the rear garden, together with direct access. It is fitted with a range of wall and base units and work surfaces incorporate a 1½ bowl sink. Appliances include an electric oven, gas hob and a fridge. There is an under stairs cupboard and a shelved larder.
- A staircase rises to the first floor, with the landing benefitting from a built-in shelved display unit.
- There are three double bedrooms, all with built-in cupboards and views over the front or rear gardens. One has an attractive fireplace and another has an alcove ideal as a dressing area.
- The spacious family bathroom comprises a bath, sink and WC, and offers a wonderful view over the rear garden, together with loft access and an airing cupboard.
- Wisteria adorns the front elevations and there are beds planted with a variety of shrubs and flowers. An established mixed evergreen hedge sits to the perimeter with a pedestrian gate and path leading to the front door and onto the gated side access.
- To the rear of the property is a large paved terrace, ideal for al fresco entertaining. A separate utility/store room is located on the rear terrace, with a butler sink, washing machine and freezer. There is also a separate WC.
- From here, a path leads to the enchanting rear garden which is principally laid to lawn with established planting including roses, wild geranium, peonies, aquilegia, iris, fox gloves, climbing hydrangea, a Bramley apple tree and specimen trees. There is a vegetable patch, shed and greenhouse. A wooden gate gives access to the parking area and detached double garage, which has a loft storage area. In total the garden amounts to about 0.36 of an acre.
- Planning Permission 18/03371/FUL Erection of new dwelling. Alterations to fenestration of existing garage. | 2-3 Hawthorn Cottages High Street Brasted KENT TN16 1HP.

**Services:** All mains services connected.

**Local Authority:** Sevenoaks District Council

**Outgoings: Tax Band 'G' 2019/2020 £2,767.00**

#### 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 continue past The White Hart public house and Church Road on the right. The gated parking and garage will be found on the right with 2-3 Hawthorn Cottages shortly thereafter, opposite the turning for West End.

#### Viewing

Strictly by appointment with Savills.





## FLOORPLANS

Gross internal area: 1176 sq ft, 109.3 m<sup>2</sup>

- House
- Garage
- Outbuildings

For identification only. Not to scale.  
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Approximate IPMS2 Floor Area = 109.3 sq m / 1176 sq ft  
Garage = 32.6 sq m / 351 sq ft  
Utility = 8.3 sq m / 89 sq ft  
Limited Use Area = 2.2 sq m / 24 sq ft  
**Total = 150.2 sq m / 1616 sq ft (Excluding Shed)**



**Sevenoaks**  
Richard Smith  
[rsmith@savills.com](mailto:rsmith@savills.com)  
**+44 (0) 1732 789 700**  
**savills.co.uk**

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