



An elegant duplex apartment of superb proportions set within this imposing Grade I listed Georgian mansion.

**Napoleon III Suite, 2 Brasted Place, High Street, Westerham, Kent, TN16 1JE**

£1,500,000 Share of Freehold





- Magnificent duplex apartment
- No onward chain
- Character features
- Lovely south facing terrace
- Far reaching countryside views
- Superb communal gardens
- Garage & visitors parking

### History

The present Brasted Place mansion dates from 1784-5, having been designed by the celebrated architect Robert Adam for John Turton, physician to Queen Elizabeth I and later George III. Brasted Place was Grade I listed in 1954. An award winning restoration and conversion was undertaken in the mid-1990s under the auspices of English Heritage. This removed the 20th Century additions and created seven individual residential apartments.

### About this property

Napoleon III Suite is an impressive duplex apartment, set within this magnificent Grade I listed building and offered with no onward chain. The light, elegant and well-proportioned accommodation is arranged over two floors and provides ideal areas for formal entertaining and modern living, with character features including high ceilings, attractive fireplaces, stunning ceiling friezes, some panelled walls and decorative radiator covers. Also of particular note is the generous private terrace offering glorious southerly views, the benefit of about 8 ½ acres of outstanding communal grounds and woodland, together with garaging and visitors parking.

- The apartment is approached via the grand communal entrance hall and stairway.
- The principal reception rooms comprise a magnificent drawing room of superb proportions, featuring columns designed by Sir Christopher Wren and originating from Enfield Church, an attractive fireplace with a marble surround and full height windows with a window seat affording wonderful views over the grounds. The sitting/garden room is light and of generous proportions, also with a fireplace with a marble surround, built-in cupboards and double doors leading to a generous private terrace which is covered by an impressive Portico.
- The bright kitchen/breakfast room is fitted with a comprehensive range of base and wall units and integral appliances.
- A well-appointed cloakroom complete this floor.
- Arranged over the lower ground floor is the spacious principal suite, comprising a generous double bedroom, dressing area, extensive built-in wardrobes and a modern en suite bathroom with a separate shower.
- There are two further double bedrooms, one currently utilised as a study.
- A stylish shower room featuring interesting cast iron column and utility room with further storage, space for appliances and access to the boiler completes the accommodation.









- Brasted Place is approached through electronically operated wrought iron gates which lead via a shared gravel driveway to two separate parking areas and a designated single garage.

- The delightful communal grounds are a superb feature comprising formal gardens and woodland, totaling about 8 ½ acres.

#### Local information

Brasted Place occupies a delightful setting situated at the eastern end of the village of Brasted, with the White Hart Inn, many antique shops, a cafe and a general store.

- Comprehensive Shopping: Sevenoaks (4 miles) and Westerham (1.5 miles).

- Mainline Rail Services: Sevenoaks (3.7 miles) to London Bridge/Cannon Street/ Charing Cross.

- Schools: There are many high regarded schools in the area, both state and private.

- Leisure Facilities: There are numerous public and private golf courses in the local area, and health centre and leisure pool complexes in both Oxted and Sevenoaks.

- All distance are approximate.









**Tenure**

Leasehold (999 years from January 1997) with a share of Freehold

**Local Authority**

Sevenoaks District Council.  
Tax Band 'H'

**Services**

All mains services connected.

**Outgoings**

Service charges:

£5,981.16 per annum including maintenance of communal grounds and the Estate road, regular exterior redecoration and upkeep of common parts. Peppercorn ground rent.

**Energy Performance**

EPC Rating = Exempt

**Directions**

From junction 5 of the M25 take the A21 and head west at the second turn off onto the A25 towards Westerham. Upon reaching the village of Brasted turn left before the White Hart Public House to the driveway marked Brasted Place. Continue through the electronic gates leading to Brasted Place.

**Viewings**

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.









Napoleon III Suite, 2 Brasted Place, High Street, Westerham, Kent, TN16 1JE  
Gross Internal Area 3110 sq ft, 288.9 m<sup>2</sup>



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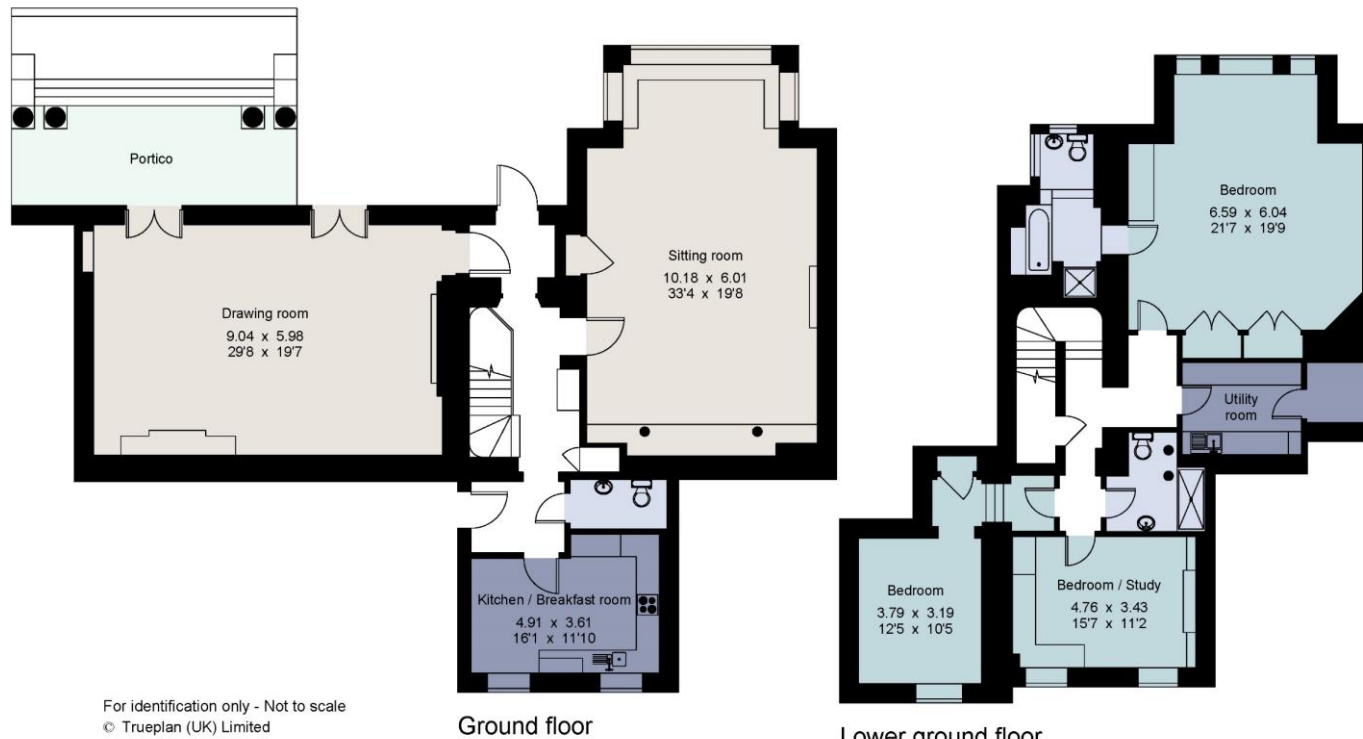
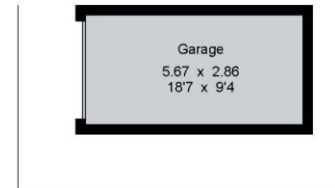
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### Napoleon III Suite, Westerham

Gross internal area (approx) 289.0 sq m/ 3110 sq ft

Garage 16.2 sq m/ 174 sq ft

Total 305.2 sq m/ 3284 sq ft



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