



Substantial detached property with a self-contained one bed annexe, situated on the sought-after Brasted Chart and set within delightful west-facing gardens of about 0.9 of an acre.

**Slaney, Chart Lane, Brasted, Westerham, Kent, TN16 1LP**

Guide Price £2,000,000 Freehold









- Spacious family property
- Potential for updating
- Semi-rural position
- Self-contained one bed annexe
- Delightful established west facing gardens & grounds
- Sevenoaks station approx. 4.1 miles
- Oxted station approx. 6 miles
- Garaging
- About 0.9 of an acre

#### About this property

Slaney is a substantial detached family home situated on a private road, in a sought after semi-rural position on the popular Brasted Chart and set in delightful gardens overlooking fields to the rear, with the added benefit of a self-contained, well-appointed annexe, comprising a sitting room, kitchen, bedroom and bathroom. Coming to the market for the first time since 1968, the property provides the incoming purchasers the opportunity to update the property to their own requirements, subject to the necessary planning consents.

- The well-proportioned and versatile living accommodation is arranged over three floors and features some solid wood parquet and herringbone flooring to the ground floor. Of particular note are the established and secluded gardens, which have a westerly aspect and total about 0.9 of an acre, together with two garages.

- Principal rooms comprise a sitting room with open fireplace, a dual aspect drawing room with access to the rear gardens, a light and airy dining room enjoying views over and access to the rear garden and a breakfast room suitable for informal dining.

- The kitchen is fitted with a range of wall and base cupboards with work surfaces and integral appliances. There is a larger storage cupboard, and a door provides access to two useful covered boiler and boot rooms to the side of the property.

- There is also a study and a cloakroom which complete the ground floor accommodation.

- Arranged over the first floor is the principal bedroom with storage cupboards and an en suite bathroom, featuring a jacuzzi bath and a separate shower.

- There are three further bedrooms to this floor, all served by a family bathroom and a separate shower within its own room.

- Two further bedrooms are arranged over the second floor and complete the principal accommodation.

- The house is approached over a sweeping driveway, flanked on both sides by lawned gardens bordered by mature hedging and interspersed with a variety of established shrubs and trees. There is ample space for parking to the front of the property, which is set back, offering privacy and seclusion.





- There is a detached garage with power and light connected, which features a large underground climate-controlled wine store. A further garage which is attached to the property has the additional benefit of a first-floor self-contained annexe which is accessed via external steps to one side.

- The annexe comprises a sitting room, kitchen, bedroom and bathroom and has solar panels on the roof.

- The wonderful west facing rear garden has a terrace with steps that lead to the generous lawn which stretches the length of the garden and has established ornamental shrubs and an abundance of deciduous and coniferous trees providing all year-round interest. There is mature hedging to one side and a generous area of woodland to the other, both providing privacy. Nestled within the grounds there is a swimming pool, a terrace with pergola over, garden shed and vegetable garden. To the rear boundary there are delightful views over neighbouring fields, and in total the plot amounts to about 0.9 of an acre.

#### Local Information

Slaney is located on the edge of the popular village of Brasted (0.4 miles) which offers many antique shops, public houses, a village shop and tearoom.

#### • Comprehensive Shopping:

Sevenoaks (4.6 miles) provides supermarkets and other high street retailers as well as a multitude of Pubs and Restaurants. Westerham (2 miles) provides further local shops and restaurants. Bluewater (17.8 miles).

#### • Mainline Rail Services:

Sevenoaks (4.1 miles) to London Bridge/Cannon Street/Charing Cross. Oxted (6 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 and Tonbridge Public Schools, Sevenoaks and New Beacon Preparatory Schools, Radnor House in Sundridge, Walthamstow Hall Girls School in Sevenoaks.

• **Leisure Facilities:** Golf at Westerham, Wildernesse, Knole and Nizels. Sevenoaks Swimming and Leisure Centre. Oxted Leisure Centre. National Trust houses and gardens.

• All distances are approximate.

#### Local Authority

Sevenoaks District Council

#### Council Tax

Band = G

#### Energy Performance

EPC Rating = D

#### Services

All mains services connected. Solar roof panels.







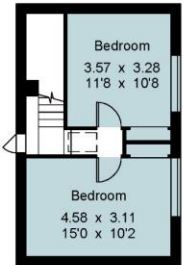
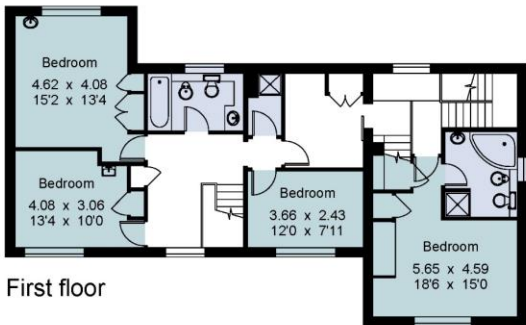
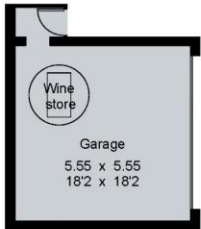


Slaney, Chart Lane, Brasted, Westerham, Kent, TN16 1LP  
Gross Internal Area 3070 sq ft, 285.3 m²



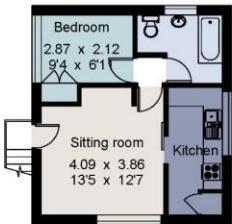
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**Slaney, Brasted**  
**Gross internal area (approx)** 285.3 sq m/ 3070 sq ft  
**Garage and Annexe** 73.6 sq m/ 792 sq ft  
**Garage** 32.6 sq m/ 350 sq ft  
**Total** 391.5 sq m/ 4214 sq ft

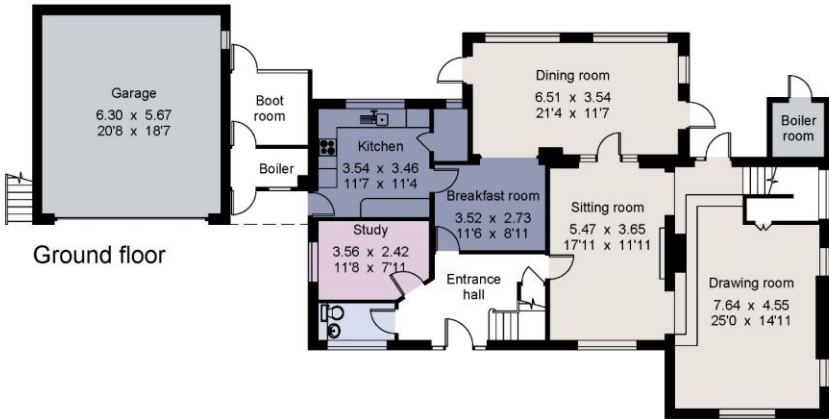


First floor

Second floor



First floor



Ground floor

For identification only - Not to scale  
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**Directions**

From junction 5 of the M25 take the A21 and head west at the second turn off onto the A25 towards Westerham. In the village of Brasted turn left into Chart Lane signed Brasted Chart. Proceed up the lane for approximately 0.3 of a mile, and take the right hand turning, signposted Slaney on the left, onto a shared driveway. Continue forward where the entrance to Slaney can be found directly in front of you.

**Viewings**

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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