



Bramley Cottage, 40 Chevening Road

Chipstead, Sevenoaks, Kent TN13 2RZ

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A well proportioned 3 bedroom cottage with lake views and a good size garden.

- Views over Chipstead lake and North Downs
- Good size rear garden with lawn
- Popular village location near local amenities
- Spacious downstairs accommodation

THE PROPERTY

You enter the property into the main reception room which is surprisingly spacious, accommodating two sofas and a good size dining table as well as oak hardwood floors and wood burning fireplace. Heading on you arrive at the kitchen which has been fitted with a range of in-keeping white shaker style wall and base units topped with wood worktops and butler sink with integrated double oven, fridge freezer and space for freestanding washing machine. There is also a handy breakfast bar and French doors lead out into the garden. The bathroom is also found downstairs and has been fitted with a classically styled white suite with claw foot bath and shower over, w.c. and basin.

Heading upstairs to the first floor you will find two of the bedrooms, both of which are a good size, the first with spacious views over the lake and built in storage. The second bedroom has views out the front over the apple orchard and allotments and again benefits from built in storage. The 3rd bedroom is located in the attic space and is also of a good size with built in storage and window to the front of the property overlooking the allotments.





OUTSIDE

Outside the garden can be accessed from the French doors in the kitchen or outside via a right of way to the rear. The patio area adjacent to the kitchen is perfect for al-fresco dining and leads on around to a good size lawn area nestled in a well developed planted garden with views onto the lake.

SURROUNDING AREA

The property is located in the centre of Chipstead near the village green and popular recreational grounds. There are 2 fantastic pubs in Chipstead as well as numerous shops and amenities a short walk away in Riverhead. Chipstead lake is located at the rear of the property where one can partake in paddle boarding, kayaking, sailing and open water swimming.

Sevenoaks High Street is approximately 2 miles away, where there is a further range of shops and restaurants and recreational facilities.

Sevenoaks mainline station is only 1.7 miles away (fast rail services to London Bridge, Waterloo East, Charing Cross & Cannon Street in as little as 23 minutes). Access to the M25 (junction 5) and A21 is at the Chevening interchange 0.5 miles away, which leads to the major motorway network.



Chevening Road, Chipstead, Sevenoaks, TN13

Approximate Area = 1116 sq ft / 103.6 sq m
For identification only - Not to scale



TENURE

Freehold.

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Sevenoaks District Council - Band E

ENERGY PERFORMANCE CERTIFICATE

EPC rating D.

NOTE

The property benefits from access to the rear via a right of way over neighbouring properties.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2021. Produced for Humberts. REF: 1184177

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