



BRASTED
WESTERHAM, KENT

Guide Price £695,000 Freehold

JACKSON-STOPS 

OLD BULL HOUSE
HIGH STREET, BRASTED, WESTERHAM, KENT
TN16 1HR

ATTRACTIVE CENTRAL VILLAGE PROPERTY FEATURING A SPACIOUS KITCHEN, OPEN-PLAN LIVING, WALLED GARDEN & OFF-ROAD PARKING.



DESCRIPTION

Situated on Brasted High Street, close to local amenities and the village primary school, this well-maintained four-bedroom, two-bathroom home offers a spacious semi open-plan sitting/dining room, additional reception room and kitchen/breakfast room, a walled garden and off-road parking for two cars. The property benefits from excellent transport links and is located within two miles of Westerham and less than four miles from Sevenoaks High Street and the mainline station.

FEATURES

- Formerly a public house dating back to the 1850s, the property retains its attractive Tudor-style beams and period character externally. Entered from Church Lane via an open porch, the front door opens into a tiled entrance hall. Converted in 2014, the house now combines contemporary interiors with character features, including wooden double-glazed sash windows, oak doors throughout and underfloor heating to the ground floor, together with a convenient cloakroom.
- To the front of the property is a kitchen/breakfast room with space for a dining table overlooking the front aspect. The kitchen is fitted with a range of limewashed wooden units and integral appliances including a washing machine, oven, induction hob, dishwasher and fridge/freezer, with additional space for a tumble dryer.
- To the rear, the semi open-plan sitting and dining room enjoys a triple aspect, creating a bright and welcoming living space. The sitting area features double sash windows and a wood-burning stove, while the dining area benefits from patio doors to both the rear and side garden, flooding the room with natural light. There is also useful understairs storage.
- A second reception room to the side of the property offers flexibility for use as a playroom, snug or home office.
- To the first floor, the principal bedroom enjoys a front aspect, together with an ensuite shower room and space for wardrobes.

- There are three further double bedrooms, two overlooking the side and one to the rear, all with space for wardrobes.
- Outside, the attractive courtyard-style garden retains much of the original pub wall from the property's conversion and wraps around two sides of the house, making the most of the natural light. Mainly laid to lawn with shrubs and mature trees, the garden also benefits from a shed and gated access to the two private allocated parking spaces.

SITUATION

The property is located in the picturesque village of Brasted, which has a village shop, tearoom, public houses, beauty salon, antique shops and a medical practice.

Brasted is approximately 4 miles West of Sevenoaks and 2 miles East of Westerham, both offering comprehensive shopping and leisure facilities. There are regular bus services running through the village servicing Westerham, Sevenoaks, Tonbridge and Tunbridge Wells.

The nearest rail station is at Sevenoaks (3.8 miles) with fast and frequent services to London Charing Cross/Cannon Street (London Bridge from 24 minutes). The M25 is easily accessible with junction 5 being just 3 miles away.

There are several golf courses in the area including Westerham, Limpsfield, Sevenoaks and Hildenborough.

Sundridge & Brasted Primary and Radnor House independent school for girls and boys are both only about a mile and a half away. There are several alternative schooling options in nearby Sevenoaks, Westerham, Otford and Oxted, plus grammar schools in Tonbridge, Tunbridge Wells and Sevenoaks.



PROPERTY INFORMATION

- Services: Mains gas, electricity, water and drains.
- Local Authority: Sevenoaks District Council
- Council Tax band: E (£2,997.47 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01732 740600

DIRECTIONS

Heading West through the village of Brasted, the property will be found on the right-hand side just after Church Road.



IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Old Bull House, High Street Brasted, TN16 1HR

Approximate Gross Internal Area = 119.6 sq m / 1288 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
Produced for Jackson Stops

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