

# THE OAST HOUSE

Elliot's Lane, Brasted, TN16





# A UNIQUE AND SUBSTANTIAL OAST HOUSE CONVERSION

Superbly converted Oast House of approx 3764 sq ft with striking contemporary glass extension and beautiful gardens of circa 3/4 acre. Immaculately presented throughout with underfloor heating in the three principal reception rooms ensuring comfort year-round.



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Local Authority: Sevenoaks District Council

Council Tax band: G

Tenure: Freehold



## GROUND FLOOR ACCOMMODATION

The welcoming entrance hall leads to the show-stopping glass extension with bifold doors and sunken seating area, perfect for relaxing and entertaining. To the left is the kitchen/breakfast room with double height ceilings and a bespoke fitted kitchen. This stylish space features granite worktops, a five-oven dual-fuel Aga, integrated Miele appliances, and Quooker tap. From the kitchen, access flows into an open-plan drawing room/dining room with vaulted ceilings, central open fireplace and large sliding doors opening directly onto the large terrace and garden making it a wonderful entertaining room for friends and family gatherings.

The central roundel of the Oast links to the utility room and three spacious ground floor bedrooms, family bathroom, and separate family shower room. The largest of the ground floor bedrooms enjoys French doors opening directly to the garden.















## 1ST FLOOR AND GARDEN

Upstairs, the luxurious principal suite benefits from a walk-in dressing room and well-appointed en suite shower room with dual vanity unit.. Also on this floor is a further double bedroom with an en suite bathroom, and a charming home office set within the Oast's roundel, offering panoramic views over the garden and countryside. An additional room could serve as a sixth bedroom, snug, or further reception room.

The property is approached via an electrically operated gate, opening onto a driveway with ample parking for several vehicles. In addition, there is an open-bay garage with an adjoining substantial store room. The gardens have mature trees and shrubs that create a high level of privacy alongside raised vegetable beds, a fully insulated and heated summerhouse connected to Fibre and a hot tub offering further appeal and flexibility. The garden backs directly onto greenbelt open fields leading to Ide Hill, adding to the sense of space, tranquillity and connection to the countryside.

The Sevenoaks area is renowned for its excellent schooling, fast and frequent train links to London Charing Cross/Cannon Street/London Bridge and easy access to the M25.







# The Oast House, Brasted, Kent

Approximate Gross Internal Area = 349.7 sq m / 3764 sq ft

(Including Store)

Outbuildings = 48.3 sq m / 520 sq ft

(Including Carport)

External Garage = 18.0 sq m / 194 sq ft

Total = 416.0 sq m / 4478 sq ft

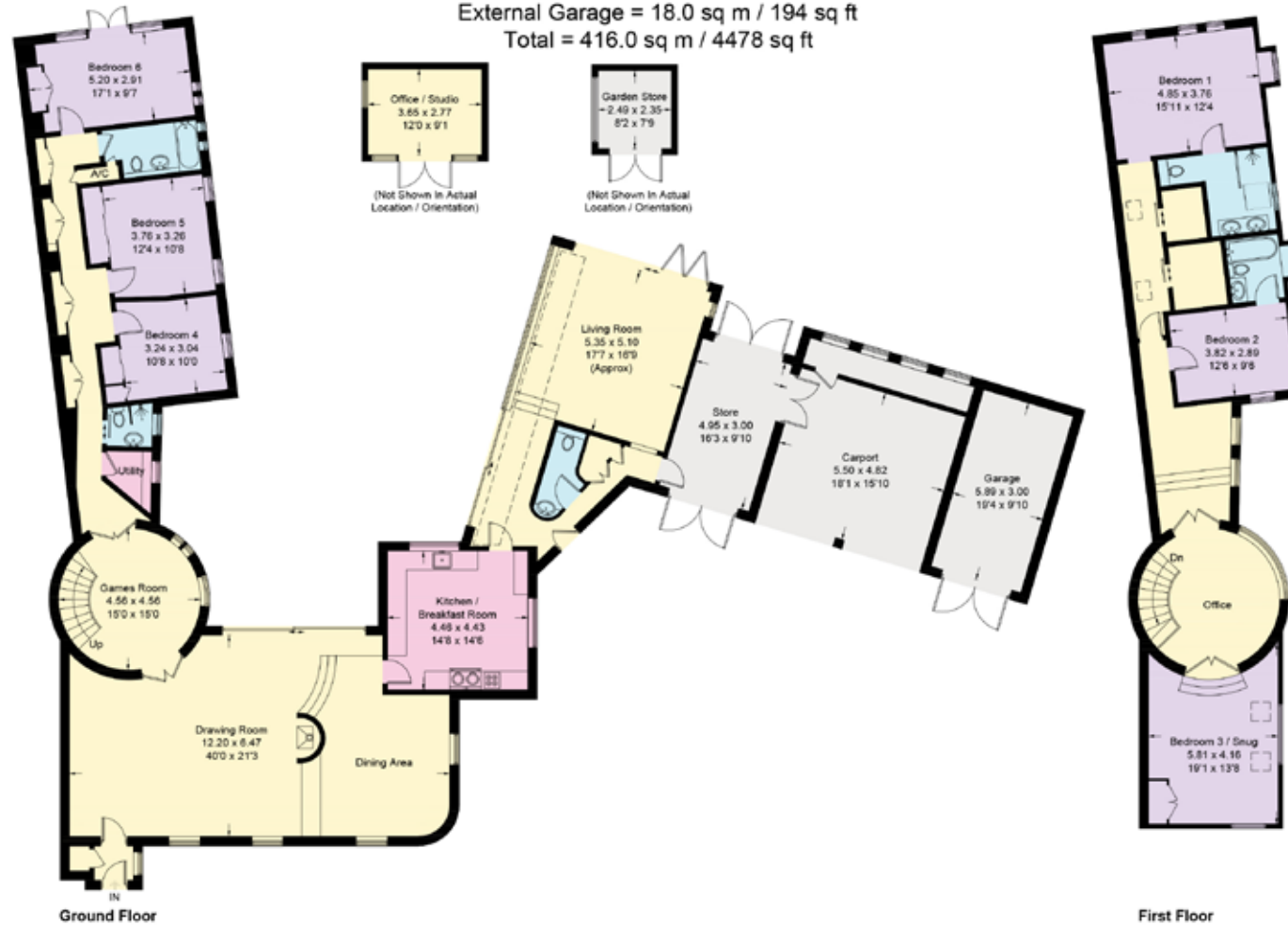


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1246306)

Approximate Gross Internal Area = 349.7 sq m / 3764 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





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