



OFFERS IN EXCESS OF

£1,300,000

Chart Lane

Brasted, TN16 1LN

PROPERTY SUMMARY

Tucked away behind electric gates, this three bedroom, two bathroom architect designed bungalow is set in the heart of Brasted and is encompassed by mature and well stocked gardens, full of colour. The property offers well proportioned accommodation, of particular note is the generous triple aspect reception room, with door onto the rear patio. Further benefits include three double bedrooms all with fitted wardrobes, (two of which have ensuite facilities) a guest cloakroom, fitted/kitchen diner, study and a double garage. (which could be converted to an annex subject to the usual consents). The property is located in the sought after village of Brasted with pubs, antique shops and convenience store nearby and a range of walks with access to Toys Hill.

3



2



1



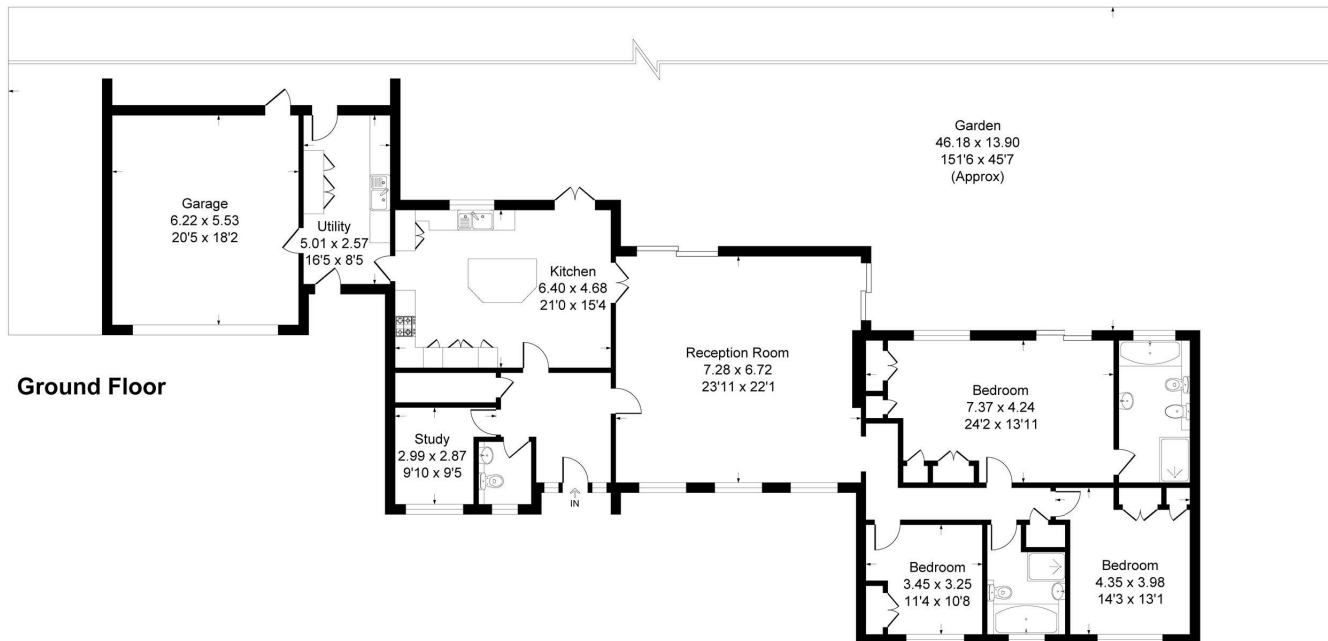


Durleston, Chart Lane, TN16

Approximate Gross Internal Area 201.9 sq m / 2174 sq ft

Garage = 34.3 sq m / 370 sq ft

Total = 236.2 sq m / 2544 sq ft



Ground Floor



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.
Produced By Planpix



LOCAL AUTHORITY

TENURE

Freehold

EPC RATING

C

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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