



NEIL JOHNSON

INDEPENDENT SELLING AND
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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 20th January 2025



HIGH STREET, BRASTED, WESTERHAM, TN16

NEIL JOHNSON PROPERTY AGENTS

SUITE 112, 80 CHURCHILL SQUARE, KINGS HILL, WEST MALLING, ME19 4YU

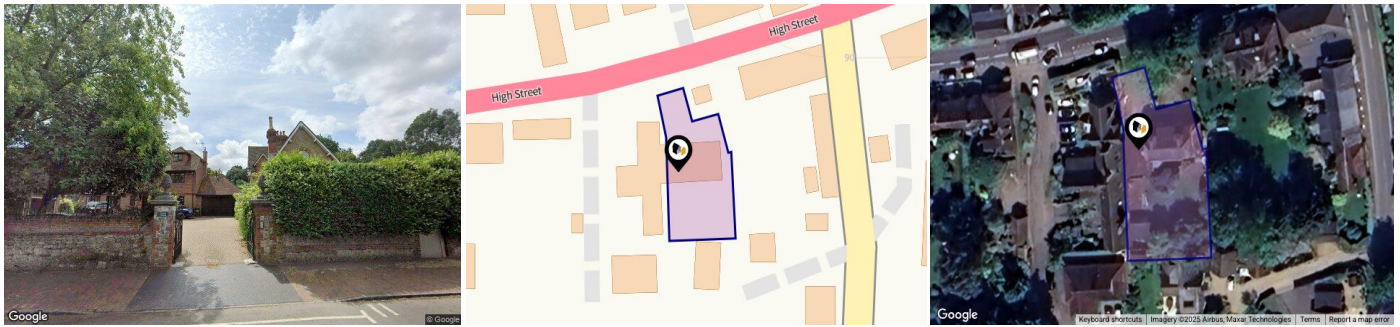
01732 752001

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,733 ft ² / 253 m ²		
Plot Area:	0.21 acres		
Year Built :	1976-1982		
Council Tax :	Band G		
Annual Estimate:	£3,844		
Title Number:	K541886		

Local Area

Local Authority:	Kent
Conservation Area:	Brasted High Street
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *High Street, Brasted, Westerham, TN16*

Reference - 18/03034/HOUSE
Decision: Granted
Date: 28th September 2018
Description: Loft conversion.

Reference - 03/01606/FUL
Decision: Granted
Date: 03rd July 2003
Description: Conservatory

Property EPC - Certificate

High Street, Brasted, TN16

Energy rating

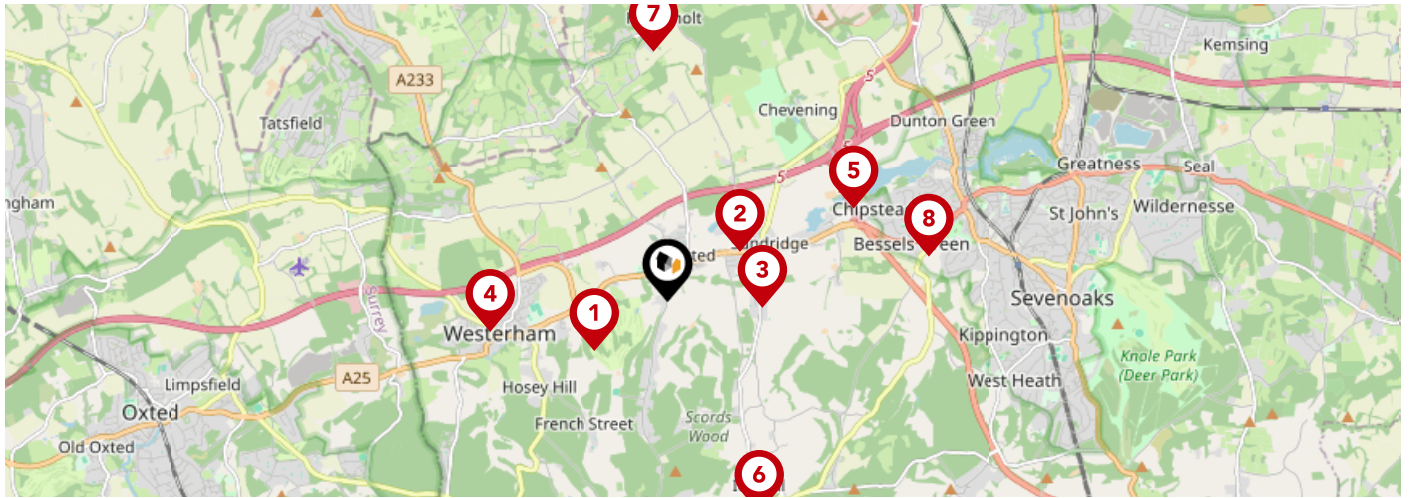
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Valid until 03.05.2027

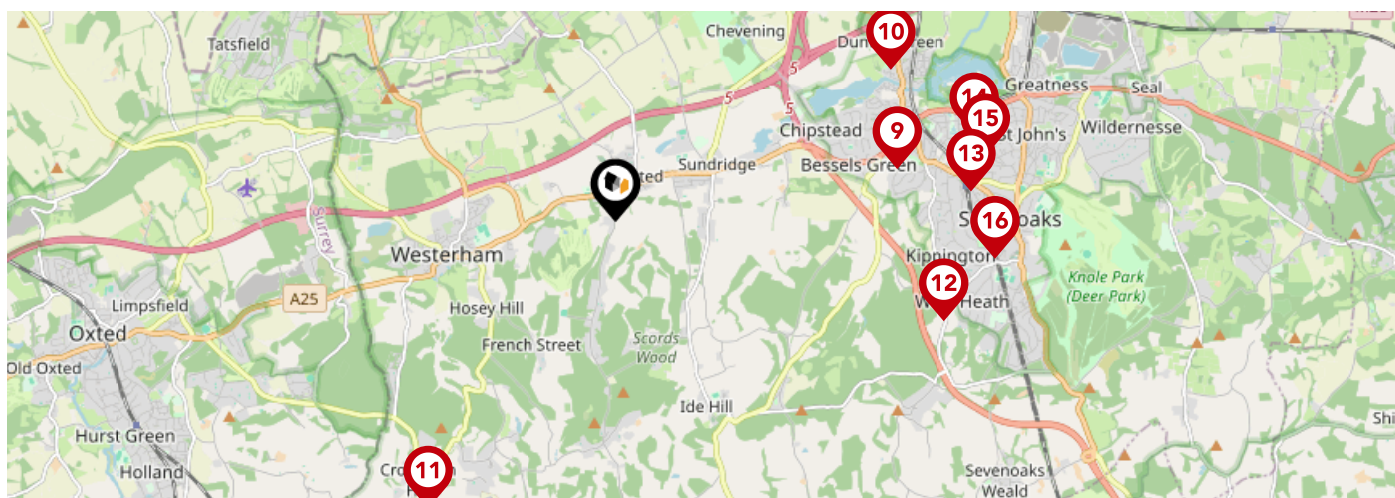
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 31% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	201 m ²



		Nursery	Primary	Secondary	College	Private
	Valence School Ofsted Rating: Good Pupils: 123 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Radnor House Sevenoaks Ofsted Rating: Not Rated Pupils: 549 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sundridge and Brasted Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 70 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Churchill Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 207 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chevening, St Botolph's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 184 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ide Hill Church of England Primary School Ofsted Rating: Good Pupils: 149 Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Katharine's Knockholt Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 176 Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Amherst School Ofsted Rating: Good Pupils: 378 Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



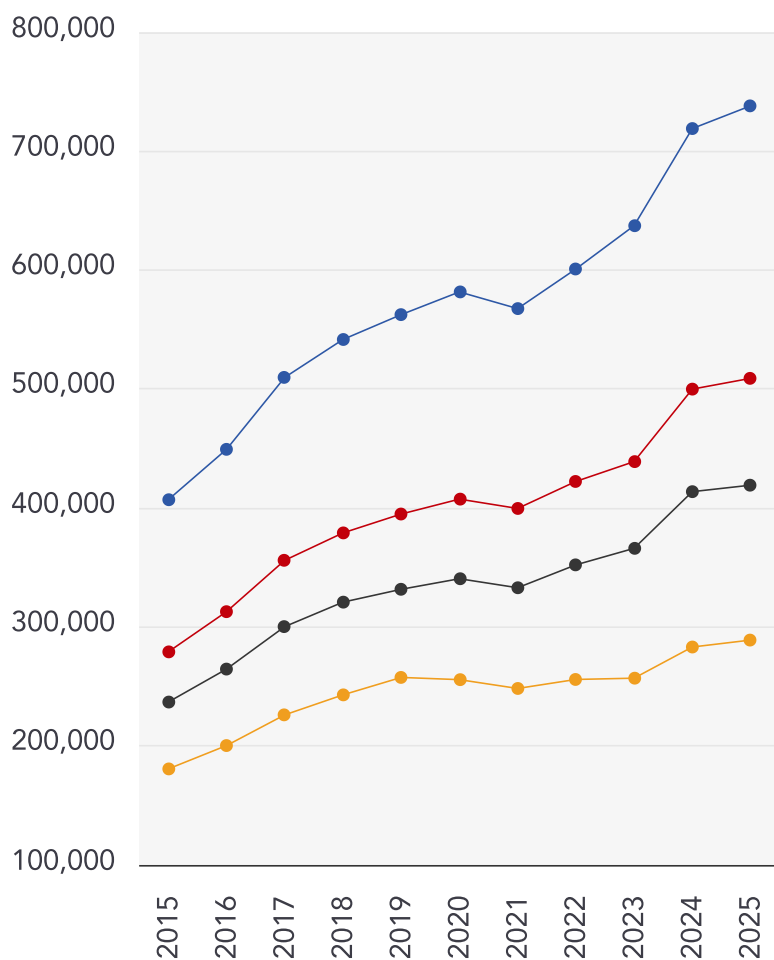
	Nursery	Primary	Secondary	College	Private
Riverhead Infants' School Ofsted Rating: Good Pupils: 270 Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dunton Green Primary School Ofsted Rating: Good Pupils: 163 Distance:2.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Crockham Hill Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 136 Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The New Beacon School Ofsted Rating: Not Rated Pupils: 323 Distance:3.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Granville School Ofsted Rating: Not Rated Pupils: 171 Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Knole Academy Ofsted Rating: Good Pupils: 1364 Distance:3.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sevenoaks Primary School Ofsted Rating: Good Pupils: 599 Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Thomas' Catholic Primary School, Sevenoaks Ofsted Rating: Outstanding Pupils: 232 Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in TN16



Detached

+81.34%

Semi-Detached

+82.37%

Terraced

+76.93%

Flat

+59.92%



NEIL JOHNSON PROPERTY AGENTS

Neil Johnson Property Agents is a distinguished independent firm dedicated to providing personalised and expert property services. With a rich background in the property industry dating back to 2001, I have assisted hundreds, if not thousands, of individuals in moving to their ideal homes. Drawing upon years of experience and in-depth knowledge of the market, I have established my own company with a steadfast commitment to easing the often-daunting process of moving.

Testimonial 1



Neil has been an absolute star - he takes the time to explain his services and what you may need to do to your home prior to putting it on the market, in order to maximise the sale price. He is trustworthy, hugely experienced and an excellent communicator. I wouldn't hesitate to recommend him to family and friends.

Testimonial 2



Neil acted for me on the potential sale of my house. I found him professional, informative and very supportive. Excellent communication and works hard to achieve your requirements. Would not hesitate to use him again or recommend him to potential sellers.

Testimonial 3



I found Neil very professional, keeping in contact with me updating me on progress and willing to go the extra mile. Nothing was too much trouble. Highly recommend him.

Testimonial 4



A well deserved 5 stars. Neil helped with the purchase of our new house. We were kept well informed thought out, he even chased the estate agents selling our house to give me the much needed updates i was not getting and was the main person pushing the chain through. I wish we used him to sell our house. We have recommended Neil to two others, who are now selling their properties through him. Definitely would recommended.

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Data Quality

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