



THE ORCHARD, KEMSING ROAD, WROTHAM, KENT, TN15 7BS

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 **Hillier**
Reynolds

£875,000

FREEHOLD

Substantial 5 Bedroom detached property with guest suite.

Beautiful, mature wrap around garden with side kitchen garden.

Secluded location with parking for multiple vehicles, large garage and car port.





We are excited to market this substantial, five bedroom detached family home. This beautiful property enjoys a secluded, semi-rural location but is just a short walk from the village centre. This home offers flexible and spacious living accommodation. The ground floor has a guest Bedroom, Bathroom and reception room that has, in the past, been utilised as a separate Annex.

The property is approached by a sweeping driveway that provides parking for multiple cars. There is a large Garage as well as a Car Port. As you enter the home you will find the main living areas on the right hand side. The Kitchen is light and bright, as are most of the rooms as many have double aspect windows. There is a good selection of cupboards and work top space. The formal Dining room is conveniently located in the next room and this opens onto the spacious and well-proportioned sitting room. There is an attractive feature fireplace as the central focus point of the room. The addition of a large sunny Conservatory provides further dining and seating space and enjoys views of the North Downs.

At the rear of the property is a useful Utility room and Garden room that leads out to the stunning south facing rear garden. The current owners are keen gardeners and have tended and planted over the years and created a tranquil and secluded outside space. There is a large patio area which is ideal for entertaining and outside dining and there is also a charming covered seating area. To the side of the property is an established kitchen garden which is ideal for anyone looking to grow their own fruit and vegetables.

To complete the downstairs living accommodation is a Guest Bedroom, a well-fitted Bathroom as well as an additional reception room that the current owners have utilised as an Office.

Upstairs you will find the generous Master Bedroom that also enjoys views over the Downs. There is built-in storage as well as a spacious en suite Bathroom. There are three further double Bedrooms as well as a family Shower room.

In our opinion this is a wonderful opportunity to secure a well-looked after and loved family home that has the potential for some updating to make this the perfect forever home.

The popular and historic village of Wrotham has two public houses as well as a charming hotel and restaurant. There is a beautiful church in the centre of the village that is recorded in the Domesday book and is steeped in local history. There is a large recreation ground, a primary school, secondary school and a local shop for your everyday needs.

The popular village of Borough Green is only a short drive or walk away and has a larger selection of shops as well as a main line train station with services to London and Ashford.

Viewing of this property is highly recommended to fully appreciate the size and flexibility of this unique home.

ACCOMMODATION



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Porch

Entrance Hallway

Kitchen - 14'6" (4.42m) x 7'10" (2.39m)

Dining Room - 14'6" (4.42m) x 8'10" (2.69m)

Lounge - 17'8" (5.38m) x 12'2" (3.71m)

Conservatory - 19'0" (5.79m) x 9'9" (2.97m)

Utility Room - 9'3" (2.82m) x 7'8" (2.34m)

Garden Room - 7'7" (2.31m) x 5'6" (1.68m)

Hall

Guest Bedroom - 11'4" (3.45m) x 8'7" (2.62m)

Bathroom

Study - 11'4" (3.45m) x 10'5" (3.18m)

First Floor Landing

Master Bedroom - 15'4" (4.67m) x 10'11" (3.33m) maximum measurement

En-suite - 10'2" (3.10m) x 7'6" (2.29m)

Bedroom 2 - 11'1" (3.38m) x 9'9" (2.97m)

Bedroom 3 - 11'1" (3.38m) x 9'6" (2.90m)

Bedroom 4 - 9'11" (3.02m) x 7'7" (2.31m)

Shower Room

Outside

Beautiful mature wrap around garden with patio area and covered seating area. Side kitchen garden. Secluded entrance and long driveway with parking for multiple vehicles.

Garage - 20'10" (6.35m) x 14'0" (4.27m)

Car Port - 13'3" (4.04m) x 9'1" (2.77m)



Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

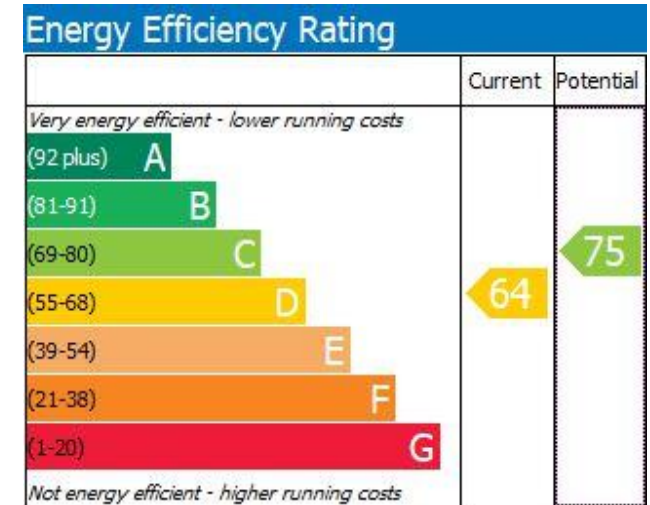
www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



Route to View

From our office in Borough Green proceed North along the High Street. Turn right at the end into the Wrotham Road. After approximately half a mile turn left onto the Borough Green Road. Take the next turning left into Kemsing Road. The property can be found after a few hundred yards on the right hand side before Randall Hill Road.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

For more information or to arrange an appointment to view, please contact us on:

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