



5 COURT MEADOW, WROTHAM, KENT, TN15 7DP

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 **Hillier**  
Reynolds

£850,000

FREEHOLD

Substantial four bedroom detached family home in sought after village location.

Fully enclosed south facing rear garden.

Driveway and double garage. NO ONWARD CHAIN.





We are delighted to market this substantial four bedroom detached family home that has been enjoyed by the current owner for 30 years. Offered to the market with NO ONWARD CHAIN, this well-loved family home would benefit from some updating. The property is situated in a sought-after, no through road, in the historic village of Wrotham.

As you enter the property you will appreciate the large entrance hall. On the left you will find the lounge which is a well-proportioned living room with a feature fireplace as a central focal point of the room. There is a large bay window that allows for plenty of natural light. Glass doors lead to the dining room which is conveniently located next to the kitchen. Sliding patio doors lead out to the conservatory which is a sunny bright room to sit in and enjoy the south facing pretty garden. There is a patio area which is ideal for entertaining family and friends. There is a personal door to the double garage as well as side access to the lobby where you will find the utility room and WC. The Kitchen, although dated, is a good size with a large window over-looking the garden.

Upstairs you will find an open and bright sunny landing. The master bedroom is located at the front of the property and has built in wardrobes for storage and a well fitted and updated en suite shower room. There are two further bedrooms over-looking the garden both of which have built in storage cupboards.

The fourth bedroom is at the front of the property and is used by the current owner as an office.

There is a good-sized modern family bathroom with a bath and shower over.

The village of Wrotham has a popular public house 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 regular services to London Bridge, Waterloo East, Charing Cross and London Victoria.

Viewing is strictly by appointment only.

# ACCOMMODATION

GROUND FLOOR

1ST FLOOR



## Entrance Hallway

## Lounge

15'11" (4.85m) x 12'2" (3.71m)

## Dining Room

11'5" (3.48m) x 11'0" (3.35m)

## Conservatory

11'9" (3.58m) x 9'9" (2.97m)

## Kitchen

13'4" (4.06m) x 9'10" (3.00m)

## Lobby

## Utility Room

8'6" (2.59m) x 6'5" (1.96m)

## W.C.

## First Floor Landing

## Bedroom 1

10'11" (3.33m) x 9'5" (2.87m)

## En-suite

## Bedroom 2

11'6" (3.51m) x 7'8" (2.34m)

## Bedroom 3

9'5" (2.87m) x 8'7" (2.62m)

## Bedroom 4

9'4" (2.84m) x 6'11" (2.11m)

## Bathroom

## Outside

Fully enclosed mature and secluded south facing rear garden mainly laid to lawn. Borders stocked with flowers and shrubs. Patio area and garden shed. Personal door to double garage. Front garden mainly laid to lawn. Block paved driveway with parking for multiple cars.

**Double Garage** - 17'7" (5.36m) x 17'2" (5.23m)

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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## 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. Continue all the way round into the High Street then turn left into Old London Road. After a few hundred yards turn left in Court Meadow and the home can be found on the left hand side denoted by our For Sale board.

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.

## 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](http://www.environment-agency.gov.uk)

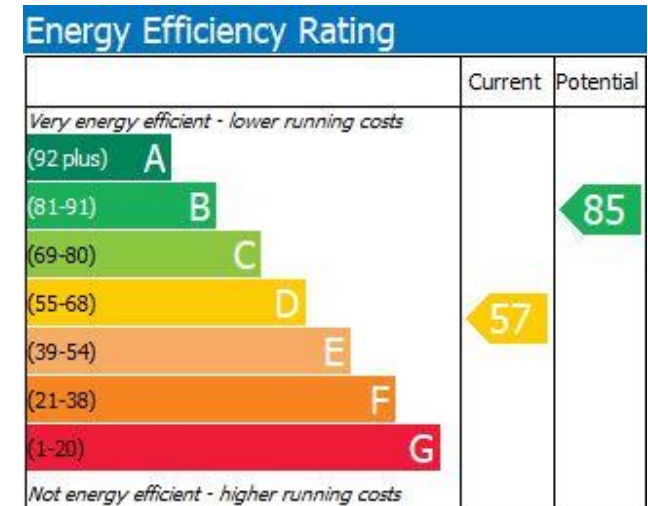
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

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

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)



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

01732 884422

[enquiries@hillier-reynolds.co.uk](mailto:enquiries@hillier-reynolds.co.uk)

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