



7 BUTTS HILL, OLD LONDON ROAD, WROTHAM, KENT, TN15 7DJ

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk

 **Hillier**  
Reynolds



GUIDE PRICE

£325,000 - £350,000

FREEHOLD

Charming 2 bedroom semi-rural character cottage.

Recently re-fitted kitchen and shower room.

Sought after village location at the foot of the North Downs.





This charming Victorian cottage enjoys an idyllic location with views over the North Downs but is just a short stroll from the popular and historic centre of Wrotham Village.

As soon as you enter this cottage you will notice the stunning feature fireplace with ornamental log burning stove that is a real focal point. The property is beautifully presented throughout having been improved and updated by the current owners. The cottage has retained the charm and character you would expect with a property of this age. The kitchen is arranged in a L shape and has been carefully designed to fully maximise the space available. There is a good range of units and worktop space as well as a useful breakfast bar. The kitchen leads through to the conservatory which the current owners use as a dining room. There are double doors that lead out the low maintenance garden that is set above the property and is reached by steps up to the brick patio area. The garden has been beautifully landscaped and there is a charming seating area with further steps leading to the summer house which is located in a perfect position to enjoy the rolling views of the downs on a summers evening.

The downstairs shower room has been re-fitted with stylish fittings and a large shower cubicle.

Upstairs are two well- proportioned bedrooms, the master bedroom located at the front of the cottage has a feature fireplace and enjoys far-reaching views over the North Downs. The second bedroom is currently used as a guest room/ office.

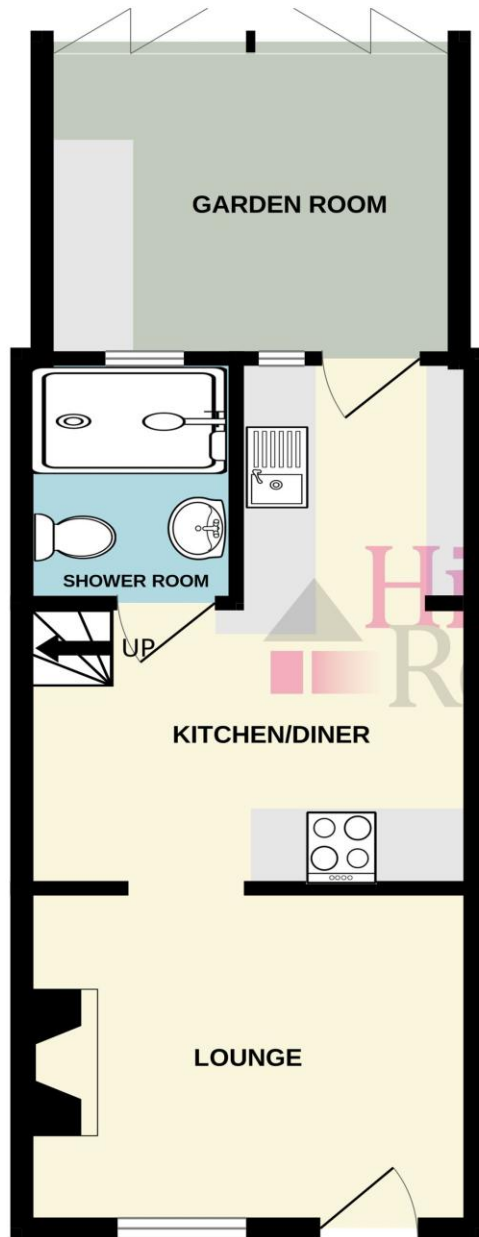
Although this cottage does not have allocated parking, due to semi-rural location, on road parking is plentiful.

The village of Wrotham has a 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.

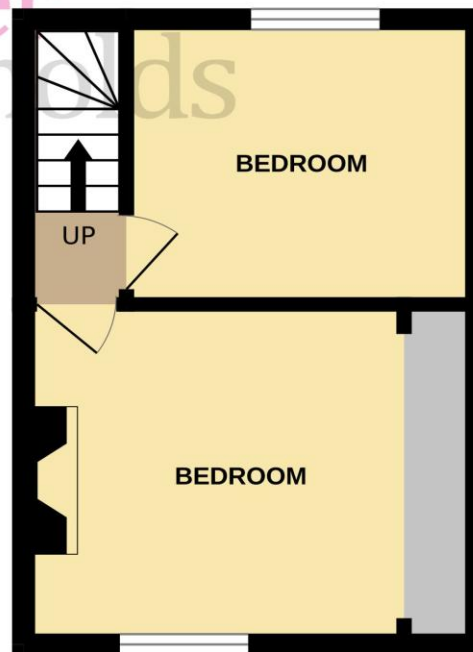
The popular village of Borough Green is only a short drive or walk away and has a larger selection of shops as well as a main line train station with services to London Bridge, Charing Cross and Victoria.

Viewing is highly recommended to fully appreciate the location and charm of this property.

GROUND FLOOR



1ST FLOOR



## ACCOMMODATION

### Entrance Door to:

#### Lounge

11'07" (3.53m) x 9'03" (2.82m)

#### Kitchen/Diner

14'10" (4.52m) x 11'06" (3.51m ) max measurement L-shape

#### Conservatory/Garden Room

10'08" (3.25m) x 8'10" (2.69m)

#### Shower Room

6'8" (2.03m) x 5'06" (1.68m)

### First Floor

#### Landing

#### Bedroom 1

9'09" (2.97m) x 9'03" (2.82m)

#### Bedroom 2

9'03" (2.82m) x 7'10" (2.39m)

#### Outside

Rear garden with steps leading to a raised brick paved terrace area. Further steps leading to a summerhouse.

Front garden behind a low wall and picket fence.

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.  
Made with Metropix ©2025





## 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)

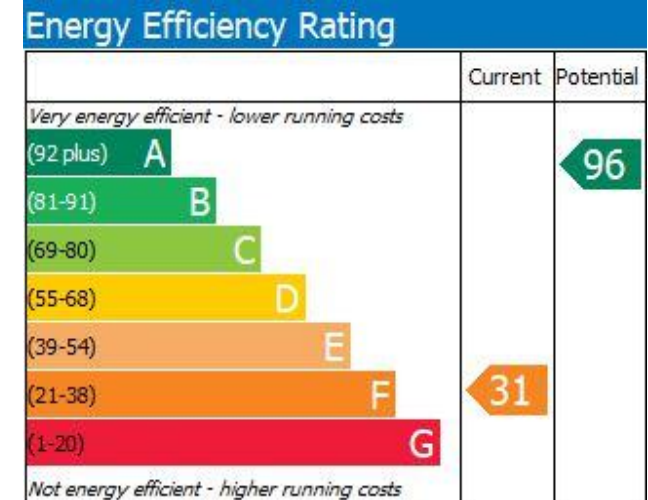
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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)



## Route to View

From our office in Borough Green proceed north into the high street. At the end turn right into Wrotham Road. After going over the M-26 motorway turn left into Borough Green Road towards Wrotham village. Once in the village turn left into the high street. Take the second left into Old London Road. This turns into Butts Hill and the property can be found on the right-hand side as denoted by our For Sale board.

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)

[www.hillier-reynolds.co.uk](http://www.hillier-reynolds.co.uk)

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.



