



3 OLD SCHOOL MEWS, HIGH STREET, WROTHAM, TN15 7AB

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 **Hillier**  
Reynolds



# £310,000

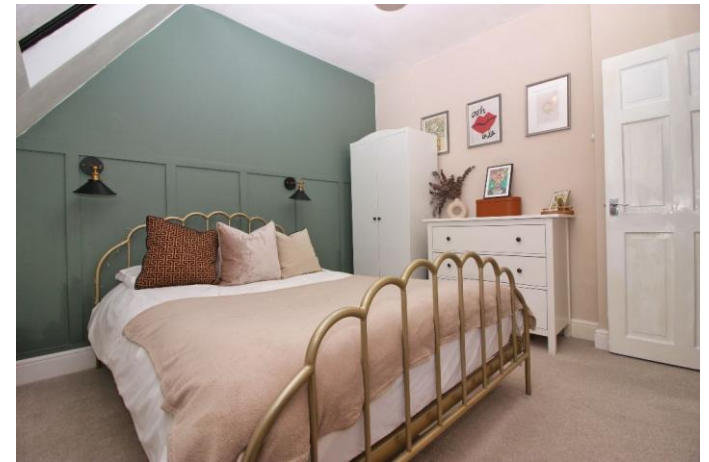
## FREEHOLD

Charming two bedroom  
period property in central  
village location.

Beautifully presented  
throughout with upstairs  
bathroom.

Secure gated allocated  
parking space. NO  
ONWARD CHAIN.





We are excited to market this unique two bedroom character property that is set in a former school house in the centre of the picturesque and historic village of Wrotham. This charming property will appeal to both first time buyers as well as anyone looking to downsize to a stylish and individual home.

Access to the property is via a communal entrance hallway that is shared with the adjoining property. The open plan living room is beautifully presented in calm neutral colours. High ceilings and a stunning exposed brick feature wall give this well-proportioned living space a real feeling of character and charm. Two steps lead up to the elevated kitchen/dining area. The kitchen is fitted with stylish shaker style units which are in-keeping with the age and style of the property.

Upstairs you will find two beautifully presented bedrooms. The master bedroom has a part vaulted ceiling and Velux window. The second bedroom is currently used as a nursery but is large enough to take a small double bed. The bathroom is well-fitted and stylish with a shower over the bath.

At the rear of the property there is a secure allocated parking space set behind electric gates accessed via West Street and a pathway leading to the High Street. The property does not have a private garden however, Wrotham recreational grounds are located just a few minutes' walk away.

The 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 Doomesday 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.

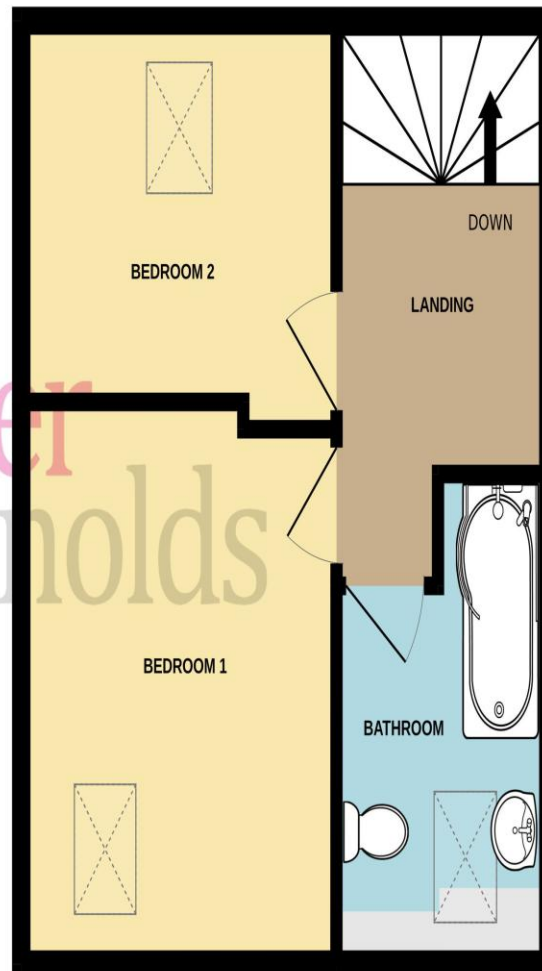
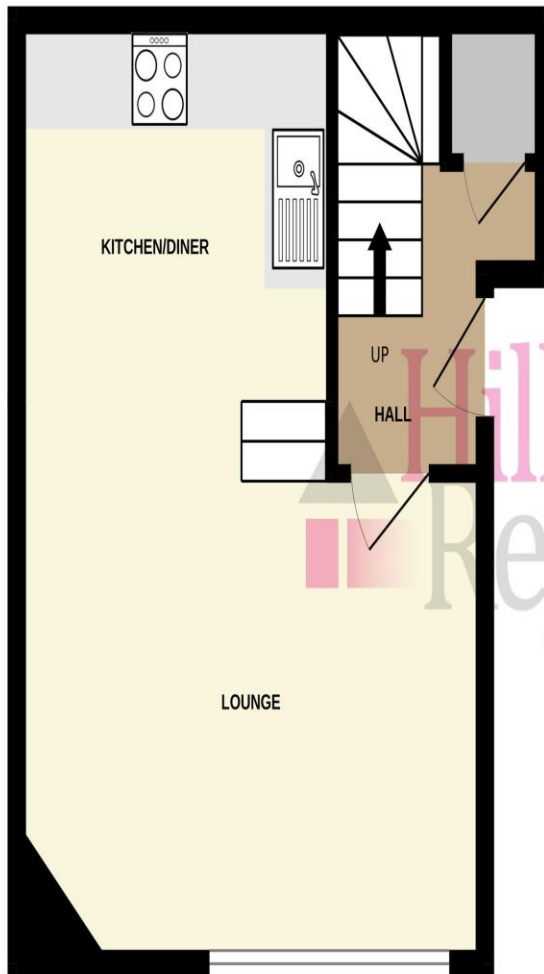
The popular village of Borough Green is only a short drive or walk away and has a larger selection of shops as well as a main line train station with services to London Bridge, Charing Cross and Victoria.

Viewing is highly recommended to fully appreciate the location and charm of this property. NO ONWARD CHAIN.

# ACCOMMODATION

GROUND FLOOR  
28.3 sq.m. (305 sq.ft.) approx.

1ST FLOOR  
31.2 sq.m. (336 sq.ft.) approx.



TOTAL FLOOR AREA : 59.5 sq.m. (641 sq.ft.) approx.

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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## Communal entrance Hallway

## Hallway

## Lounge

15'0" (4.57m) x 11'10" (3.61m)

## Kitchen/Diner

10'1" (3.07m) x 8'0" (2.44m)

## First Floor Landing

## Bedroom 1

11'11" (3.63m) x 10'1" (3.07m)

## Bedroom 2

10'2" (3.10m) x 7'10" (2.39m)

## Bathroom

## Outside

One secure allocated parking space set behind electric gates.





## 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)

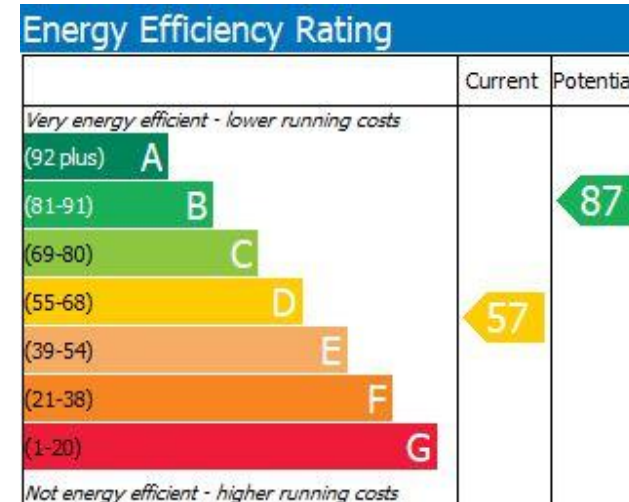
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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 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 towards the church. The home can be found on the left hand side almost opposite the church.

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.



