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KENT, TN15 7BT**

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 **Hillier**  
Reynolds



# £599,950

## FREEHOLD

Beautifully presented three bedroom cottage style home with stunning views.

Double garage and off road parking for approx. 4 cars.

Easterly facing rear garden of approx. 120ft. NO ONWARD CHAIN.





We are excited to market this stunning three bedroom semi-detached family home that has been completely transformed by the current owner.

Located in a semi-rural location in the popular village of Wrotham, within easy walking distance of the village centre. This 1930's built cottage style property is situated on a generous plot and enjoys stunning views over the surrounding countryside.

As soon as you enter the property you will appreciate the stylish decor and attention to detail. The lounge is located at the front of the property and enjoys unobstructed views of the stunning Kent countryside. The kitchen/diner/family room is an open plan living area that works perfectly for the modern family. The kitchen is sleek and modern with an L shaped breakfast bar and integrated appliances. The dining area is spacious and bright with large bi-fold doors leading out to the patio area and the beautifully landscaped easterly facing rear garden. The garden is mainly laid to lawn and has gated side access to the front of the property where you will find a driveway with parking for two cars. At the rear of the garden is a gate leading to a double garage and additional parking for a further two cars.

There is a bright, but cosy family area with triple aspect windows. The design of the living space provides sociable but separate areas in which to dine, cook and relax.

A stunning and well-fitted shower room completes the downstairs accommodation.

Upstairs are three well-proportioned bedrooms, two of which are doubles. The master bedroom at the front of the property has fitted open wardrobes and enjoys fabulous views over the surrounding countryside. The third bedroom is a good sized single room.

There is a stylish family bathroom. .

The popular and historic 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.

Property such as this is rarely available and we are expecting a high level of interest so early viewing is recommended. The property is offered for sale with NO ONWARD CHAIN.

# ACCOMMODATION

GROUND FLOOR  
55.6 sq.m. (598 sq.ft.) approx.

1ST FLOOR  
34.1 sq.m. (367 sq.ft.) approx.



TOTAL FLOOR AREA : 89.6 sq.m. (965 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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## Entrance Porch

## Lounge

15'06" (4.72m) x 11'06" (3.51m)

## Kitchen/Diner

15'0" (4.57m) x 13'07" (4.14m)

## Family Room

12'02" (3.71m) x 10'05" (3.18m)

## Shower Room

7'07" (2.31m) x 3'02" (0.97m)

## First Floor Landing

## Master Bedroom

11'02" (3.40m) x 9'05" (2.87m)

## Bedroom 2

10'03" (3.12m) x 8'11" (2.72m)

## Bedroom 3

8'10" (2.69m) x 8'01" (2.46m)

## Bathroom

6'05" (1.96m) x 9'05" (2.87m)

## Outside

Easterly facing landscaped garden of approx. 120ft mainly laid to lawn with mature hedges, shrubs and borders.. Driveway with parking for approx. 2 cars. Gates at rear to :-

**Double Garage** - to rear of property with additional parking for approx. 2 cars.





## 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. Follow this into Wrotham village and then take the first left into Kemsing Road. The property can be found on the left hand side and is located opposite the turning into Randall Hill Road on the right.

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)

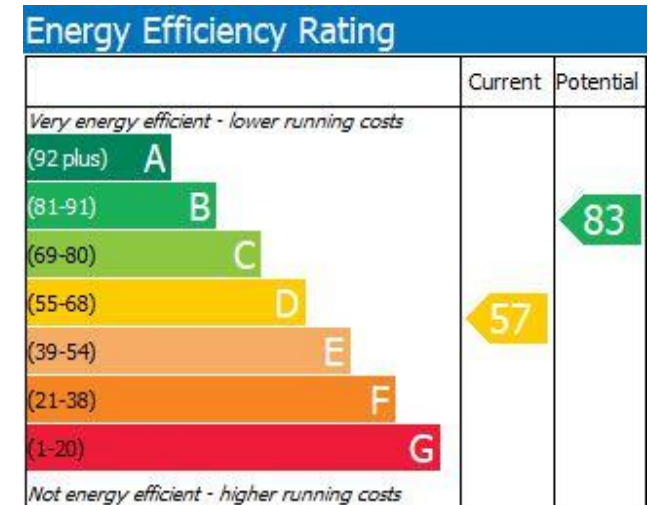
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<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:

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