



**NARENTA, BOROUGH GREEN ROAD, BOROUGH GREEN,
KENT, TN15 7RD**

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 **Hillier**
Reynolds

GUIDE PRICE

£650,000 – 675,000

FREEHOLD

A beautifully presented 4 bedroom detached period home.

Stunning gardens with wonderful views to rear plus home office.

Incredibly convenient position being half a mile from the train station & High Street.





There are some homes, that from the moment you step inside, you feel that you are about to see something special. This 4 bedroom detached 1930's built house is one such home.

There is character and charm from the moment you approach the front door and admire the columned entrance porch and beautiful wood entrance door. The current owners have transformed this property into the wonderful home it is today. To blend modern cotemporary features and decor whilst still retaining character and charm in an old house is an art to do well but as you continue to look around you cannot help be impressed with what has been achieved here.

The home not only has its beauty but is functional too. As a family home you could not wish for more. There are 3 separate reception rooms which can be utilised as you wish. There is a substantial Lounge to the rear of the home and a lovely Dining room to the front, both have fireplaces in keeping with the character and both are large enough that their use could be swapped around (lounge to the front and dining to the rear). Whichever layout you choose it is nice to have so much space to utilise.

The Kitchen/Breakfast room is also a very impressive size and will certainly be a great place to start any day. If you enjoy cooking you will be impressed with the amount of storage and work top space. The Garden room next to the Kitchen offers a dry, covered space to relax or entertain in even if the weather is not being kind. The final part of the downstairs is a separate W.C, important for any busy family home.

Upstairs is equally as impressive. There are 4 good sized Bedrooms, 3 of which are doubles and a separate Shower room. The master Bedroom is particularly impressive, not just because of the wonderful countryside views to the rear or the amount of wardrobe space it holds but there is a hidden surprise! A concealed entrance leads you into a sumptuous en-suite Bathroom. This will certainly offer any parents their own private sanctuary. One of the other bedrooms has its own cleverly concealed entrance to an en-suite shower cubicle meaning arguments for use of the Shower room in the mornings will be a thing of the past.

Outside are gardens for the whole family to enjoy. There is a large, beautiful patio area to hold a summer party on or eat al-fresco into the evening to enjoy the Westerly setting sunsets. If you enjoy pottering in the garden there is plenty here to keep you busy. The children will have hours of fun in the garden as there is so much space for running and playing in. For those that are really green fingered or if you want to try your hand at growing your own there is a good sized vegetable patch complete with greenhouse. If you work from home there is a fully functioning office at the rear of the garden that has its own Wi-Fi, power and lighting. If not needing an office it lends itself to a multitude of other uses, a gym perhaps or even a snug for older children to entertain friends in. The front looks pretty with its ornate pond and gated entrance but is incredibly functional having space for plenty of vehicles to park and still leading to a garage.

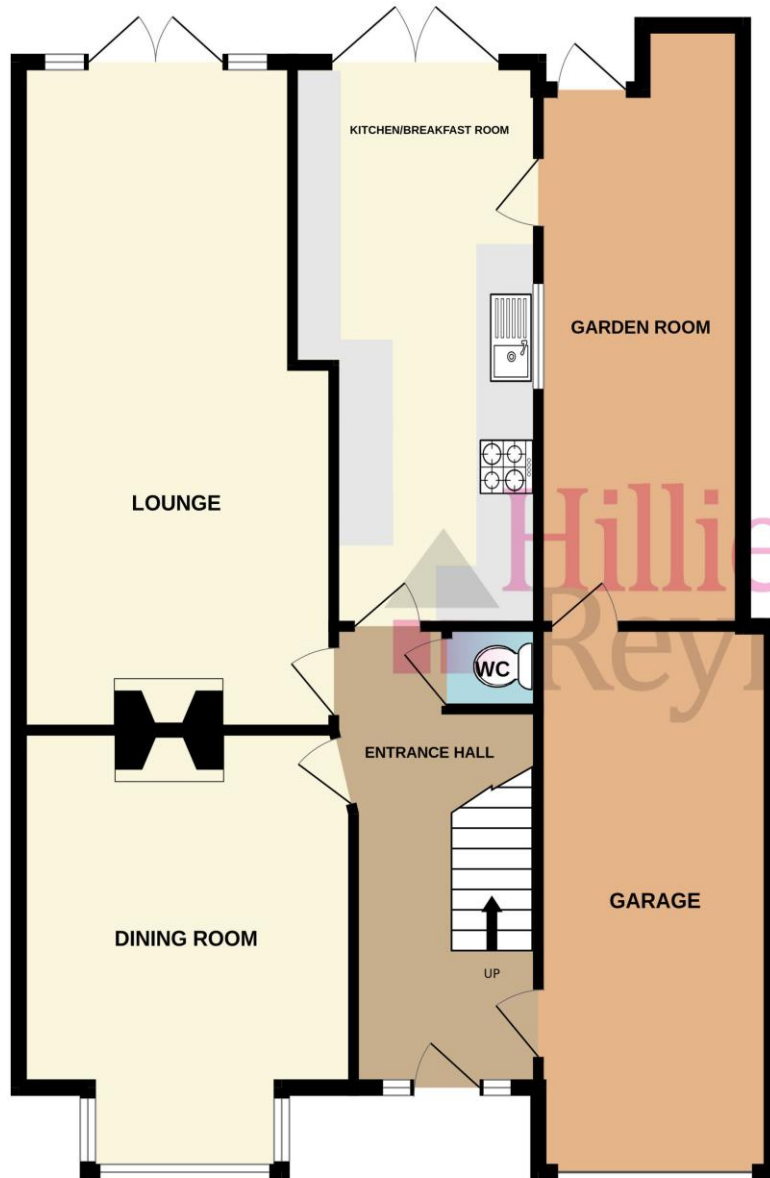
As for the location you could not wish for a more convenient place to live. For commuting to London, Borough Green train station is an easy walk away and you could be standing on the platform in as little as 5 minutes! For schools the renowned Borough Green Primary and Wrotham Secondary is again a short walk away. For your day to day shopping or popping out in the evening for a meal the high street is only a 1/2 mile away.

So if you are searching for a character home that offers great sizes, impeccable condition and a convenient location this stunning home should be featuring high on your viewing list.

ACCOMMODATION

GROUND FLOOR
94.9 sq.m. (1022 sq.ft.) approx.

1ST FLOOR
65.8 sq.m. (709 sq.ft.) approx.



TOTAL FLOOR AREA : 160.8 sq.m. (1730 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 Hallway

Cloakroom

Lounge
23'10" (7.26m) x 11'7" (3.53m) reducing to 10'0" (3.05m)

Dining Room
12'9" (3.89m) x 12'3" (3.73m)

Kitchen/Breakfast Room
20'6" (6.25m) x 9'1" (2.77m) reducing to 7'4" (2.24m)

Garden Room
22'0" (6.71m) x 7'6" (2.29m)

First Floor

Landing

Master Bedroom
11'0" (3.35m) x 9'11" (3.02m)

En-suite
9'10" (3.00m) x 6'2" (1.88m)

Bedroom 2
13'0" (3.96m) x 9'11" (3.02m)

En-suite Shower Cubicle

Bedroom 3
10'7" (3.23m) x 8'1" (2.46m)

Bedroom 4
7'3" (2.21m) x 6'9" (2.06m)

Shower Room
7'4" (2.24m) x 6'8" (2.03m)

Outside

Rear garden comprising of large patio, pond, pergola with brick built BBQ, lawn area with flowers and shrub borders plus rear allotment area.

Office - 11'4" (3.45m) x 9'8" (2.95m)

Summerhouse - 6'9" (2.06m) x 5'8" (1.73m)

Shed - 8'2" (2.49m) x 7'4" (2.24m)

Front driveway for multiple vehicles leading to:

Garage - 19'5" (5.92m) x 8'6" (2.59m)



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)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Route to View

From our office in Borough Green proceed north along the High Street. At the end turn right into Wrotham Road going past the train station. After a few hundred yards the property can be found on the left hand side denoted by our For Sale board.

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

01732 884422

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www.hillier-reynolds.co.uk

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