



43 ANNETTS HALL, BOROUGH GREEN, KENT, TN15 8DZ

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 **Hillier**
Reynolds

£599,995

FREEHOLD

Beautifully presented and
extended 3 bedroom
detached family home.

Large mature garden and
block paved driveway.

Walking distance to village
centre and MLS.





We are excited to market this spacious, versatile and beautifully presented family home that is located on a generous plot in a sought-after road within walking distance of the village centre and mainline station with services to London Bridge, Charing Cross and Victoria.

This home has been extended and offers generous and flexible living accommodation depending on your requirements. As you enter the property you will find the well-proportioned lounge directly in front of you. This is a sunny room with a stylish modern fireplace as a central focal point. There is direct access out to the mature and beautifully manicured garden. There is a large patio area that is perfect for entertaining family and friends. The garden is mainly laid to lawn and there are borders stocked full of mature flowers and shrubs as well as raised borders. At the end of the garden is a vegetable patch. There is a large shed which has, in the past been used as a home office. Side access leads to the front of the property where there is a block paved driveway with parking for approx. 2 cars.

The lounge has an archway leading into the dining room which is a bright and stylish entertaining area. The property flows beautifully and has a real feeling of light and space.

On the right hand side of the property you will find the study/family room. This room would work very well as a play room or breakfast room as it leads through to the galley kitchen which is well-fitted with a large selection of cupboards and work top space. There is a back door leading out to the patio area.

The garage has been converted by the current owners so that the front area provides storage space whilst the rear has been incorporated into the property and is now a useful utility room. This room would work equally well as a study or small guest room. There is a large storage cupboard as well as a cloakroom.

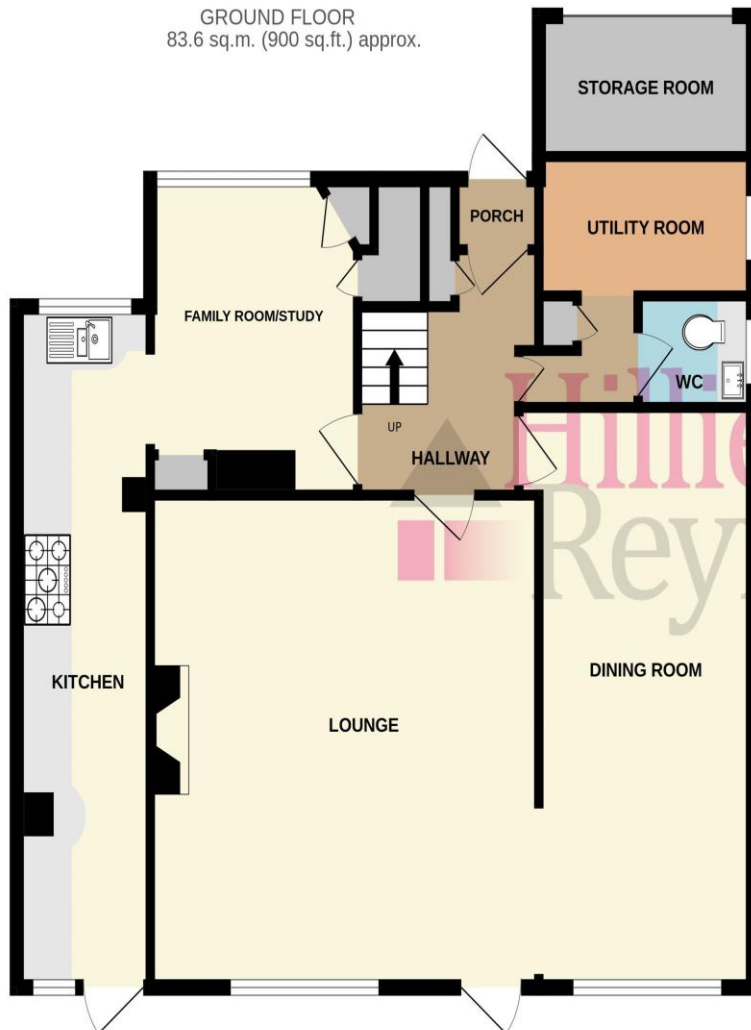
Upstairs you will find three bright and sunny double bedrooms. The master bedroom is located at the rear of the property and over-looks the garden. There is a good selection of fitted wardrobes providing storage space. The second bedroom is also a bright and well-proportioned double bedroom located at the front of the property. The third bedroom is located at the rear of the property and has a built in storage cupboard.

The family bathroom is spacious and modern with a white bathroom suite and stylish tiles there is a bath as well as a large shower cubicle.

Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library and medical centre as well as a large recreation ground. The neighbouring village of Wrotham is also within walking distance and has a sought-after secondary school. There are good transport links with the M20, M26 Motorways just a short drive away. The mainline railway station is also within easy walking distance and has regular services to London Bridge, Charing Cross and Victoria.

We are expecting a high level of interest in this rarely available style of property so viewing is highly recommended to fully appreciate the space and flexibility of this family home.

ACCOMMODATION



TOTAL FLOOR AREA: 135.5 sq.m. (1459 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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Porch

Hallway

Lounge

17'7" (5.36m) x 16'3" (4.95m)

Dining Room

20'9" (6.32m) x 8'11" (2.72m)

W.C.

4'10" (1.47m) x 4'0" (1.22m)

Utility Room

8'6" (2.59m) x 5'0" (1.52m)

Family Room/Study

9'10" (3.00m) x 8'2" (2.49m)

Kitchen

24'6" (7.47m) x 5'7" (1.70m)

First Floor Landing

Bedroom 1

16'10" (5.13m) x 10'8" (3.25m)

Bedroom 2

13'9" (4.19m) x 11'6" (3.51m)

Bedroom 3

10'8" (3.25m) x 8'6" (2.59m)

Bathroom

10'3" (3.12m) x 5'5" (1.65m)

Outside

Large manicured mature garden mainly laid to lawn. Paved patio area. Vegetable patch and wooden storage shed.

Shed/Workshop - 11'10" (3.61m) x 8'0" (2.44m)

Side access to front. Block paved driveway with parking for approx. 2 cars. Front garden

Storage Room - 9'0" (2.74m) x 5'10" (1.78m)



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

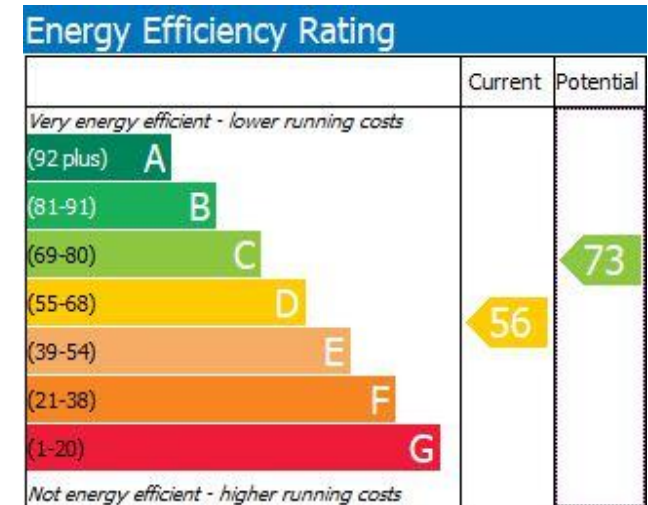
www.landregistry.gov.uk

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

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



Route to View

From our Office in Borough Green proceed north along the high street. At the end turn right into Wrotham Road. Take the third turning right into Wye Road. At the end of Wye Road turn left into Annetts Hall. The home can be found on the left hand side.

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

01732 884422

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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.

