



THE OLD CHEMIST SHOP, HIGH STREET, WROTHAM,  
KENT, TN15 7AA

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

 **Hillier**  
Reynolds

# £800,000

## FREEHOLD

Charming four bedroom semi-detached Georgian character property.

Beautiful established fully enclosed garden.

Located in a sought after central village location.





We are thrilled to market this beautifully presented four bedroom semi-detached Georgian home, full of timeless elegance and rich in character. Built in 1719, this unlisted period property is located right in the heart of Wrotham's historic High Street, offering the perfect blend of heritage charm and modern living.

From the moment you step inside, you'll be captivated by the welcoming ambience, high ceilings and beautifully proportioned rooms. The home boasts four spacious reception rooms, including a cosy snug with log burner, ceiling beams, and an abundance of period features throughout. Whether you're entertaining, relaxing or working from home, this property offers the flexibility to suit any lifestyle.

The kitchen is located at the rear of the property and has a good selection of units and work top space. The kitchen flows beautifully into the conservatory which opens out to the beautiful well-established garden with stunning views of the historic village church, and a sense of privacy and peace rarely found in such a central location.

A cellar, utility room and large cloakroom complete the downstairs living accommodation.

Upstairs, you will find three spacious and bright double bedrooms. The master bedroom has beautiful views over the garden and has its own log burner, adding charm and warmth. The large family bathroom has a bath as well as a separate shower cubicle. Two double bedrooms are located at front of the property overlooking the charming High Street.

The fourth bedroom is a spacious loft room accessed via bedroom three, a perfect space for a guest room, home office or teenagers retreat. The roof windows offer stunning, far reaching views over the surrounding countryside adding a truly special touch to this unique home.

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.

Early viewing is highly recommended to appreciate the charm, space and setting of this wonderful home.



TOTAL FLOOR AREA : 202.5 sq.m. (2180 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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# ACCOMMODATION

## Entrance Hallway

**Drawing Room** - 13'11" (4.24m) x 11'2" (3.40m)

**Lounge** - 20'5" (6.22m) x 10'10" (3.30m) reducing to 7'6" (2.29m)

**Dining Room** - 16'9" (5.11m) x 10'3" (3.12m)

## Lobby

**W.C.** - 7'0" (2.13m) x 5'1" (1.55m)

**Kitchen** - 12'6" (3.81m) x 8'8" (2.64m)

**Utility Room** - 5'8" (1.73m) x 5'3" (1.60m)

**Conservatory** - 15'7" (4.75m) x 10'10" (3.30m)

**Cellar** - 27'8" (8.43m) x 12'2" (3.71m)

## First Floor Landing

**Bedroom 1** - 16'6" (5.03m) x 10'2" (3.10m) reducing to 6'11" (2.11m)

**Bedroom 2** - 13'1" (3.99m) x 11'2" (3.40m)

**Bedroom 3** - 14'4" (4.37m) x 10'9" (3.28m) max

**Bathroom** - 10'2" (3.10m) x 7'10" (2.39m)

## Second Floor

**Bedroom 4** - 13'6" (4.11m) x 11'3" (3.43m)

## Outside

Well-established fully enclosed large garden mainly laid to lawn. Block paved patio area . Side access to front of property,



## 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 into Wrotham High Street and the home can be found on the left-hand side.

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)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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)

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