



The Old Barn High Street, Wrotham, TN15 7AD
Price Guide £475,000

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A fabulous barn that was converted just 18 years ago is now offering a great open plan lifestyle in the centre of the highly popular Wrotham Village.

Featuring high ceilings, mezzanine floor and socially connected spaces lit by a wall of glass looking out to the stylish garden to the rear. Unusual in its design with a roundel style addition to the rear offering two very good sized bedrooms and bathrooms. The mezzanine floor offers great flexibility in its use as a study, secondary entertainment area or additional bedroom as it is used by the current vendor.

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- Converted Barn
- Two or Three Bedrooms with Use of a Mezzanine floor
- Social Open Plan Living
- Beautifully Presented
- Two Bathrooms
- Private Rear Garden
- Heart of the Popular Wrotham Village
- Mainline Station & Popular Schools Nearby
- EPC Rating C - Council Tax Band E Tonbridge & Malling

Welcome to this charming barn conversion located on High Street in the picturesque village of Wrotham, Sevenoaks. This delightful property boasts a unique open plan layout, perfect for modern living.

This flexible two or three bedroom house offers versatility to suit your needs, whether you require an extra bedroom or a home office. The converted barn retains its character while providing a contemporary living space, blending the best of both worlds seamlessly.

Situated in the heart of a sociable period village, you'll have the opportunity to immerse yourself in a vibrant community while enjoying the tranquillity of village life. With local amenities just a stone's throw away, convenience is at your doorstep. Many popular schools and a mainline station sit just a short distance away with onward travel to central London within the hour.

Don't miss the chance to make this unique barn conversion your new home. Embrace the character, charm, and warmth that this property exudes. Book a viewing today and step into a lifestyle of comfort and elegance in the heart of Wrotham.

Description

A converted barn that offers great space and flexibility from the moment you step into the house. What hits you first is the great connected social space as you stand in the centre of the barn. To the right is a very large kitchen with light streaming in through a wall of double height glass connecting the private garden to the rear, a beautiful wood burner changes the space to a dining area towards the front of the house. The hard wearing flagstone floor of the kitchen changes to a softer wood flooring in the dining area and links to the central modern oak and glass dog leg stairs to the mezzanine and beyond. A reception room sits under the mezzanine level offering a more cosy area to take in some tv later in the evening but remain connected to the hub of the house.

A connecting door from this cosy reception room leads into the modern downstairs shower room with walk in enclosure with metro tiles and modern wc and basin. A good sized storage cupboard sits opposite the shower room before entering the downstairs double bedroom. A beautifully appointed room with floor to ceiling windows and door to the garden pouring light into the space.

Upstairs the mezzanine looks out over the open plan living area and offers great flexibility of use. The current vendor utilises this as a good sized bedroom, however it could easily be a study, music, entertainment or play room. Lit by skylights that are cleverly positioned throughout the roof space to give a great atmosphere. The master bedroom replicates the bedroom downstairs with wall of glass looking out to the garden and beyond. It benefits from an beautifully presented ensuite bathroom with modern shower and screen above a bath lit again by a great skylight.

The garden is a great social space, mainly consisting of flagstones and raised beds to the rear. It is connected to the house with doorways from the kitchen and downstairs bedroom.

We cannot wait to show round this unique home in the centre of this period and social village.

Wrotham Village

Wrotham is a popular and historic village on the Pilgrims' Way, at the foot of the North Downs designated as an area of outstanding natural beauty - offering some delightful country walks. It is one mile north of Borough Green and approximately five miles east of Sevenoaks. Its position between the M20 and M26 motorways provides easy access to London, the M25, the coast and Ebbsfleet International. It has a highly rated primary school, local shop and popular public houses/restaurants. Borough Green/Wrotham station is about 1 mile to the south with good commuter services to London Victoria and London Bridge within 40 minutes travel.

Borough Green is a lively local community with an excellent range of local shops (including Sainsbury's Local and a Co-Op) as well as other amenities (such as a library, village hall and various churches) and independent restaurants and cafes as well as a Costa. There are well thought of local primary schools and secondary schooling.



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