



Ibbett Mosely

2-3 High Street, Wrotham, Kent, TN15  
7AA





## 2-3 High Street, Wrotham, Kent, TN15 7AA

A fabulous home that has seen two cottages converted and extended in a seamless way to provide lots of accommodation including four bedrooms, dressing room, three reception rooms, utility room, modern kitchen and private rear garden.

A unique home set in a period high street of Wrotham Village with three pubs convenience store, popular primary school and walking distance to popular secondary schools.

**Guide Price £720,000**

- Two Cottages Converted to One Home
- Double Storey Extension to Provide Modern Kitchen & Utility Room
- Three Reception Rooms, Four Bedrooms & Two Bathrooms
- Private Rear Garden Double Chamber Cellar
- Dressing Room
- GUIDE PRICE £720,000
- Grade II Listed Charm
- Council Tax - Tonbridge & Malling Band E
- Georgian High Street in Popular Village
- Village School & Mainline Train Station

Positioned in the heart of the charming High Street in Wrotham, Sevenoaks, this Georgian gem is a true delight for those seeking a blend of character and modern comfort. This attached house offers a unique living experience with its historical charm and contemporary amenities.

Spread across 1,819sq ft, this property features three reception rooms and four bedrooms, providing ample space for both relaxation and entertainment. With two bathrooms, convenience is key in this elegant abode.

The property's age adds to its allure, showcasing the grandeur of Georgian architecture. The fusion of two cottages into one house, coupled with a double-storey extension, creates a versatile living space that caters to various needs.

Located in the sought-after Wrotham Village, this residence offers not just a home but a lifestyle. The flexible accommodation spread over three floors

ensures that every corner of this house is utilised efficiently.

If you are in search of a home that seamlessly combines history with modernity, then this Georgian treasure on High Street is the perfect choice for you.

### Description

This fantastic home has so much charm and character that is now mixed with modern facilities after getting a makeover and double storey extension to seamlessly join these two cottages to one home.

Period charm is provided by the fabrication of original beams, floors and fireplaces and mixed with a modern kitchen and utility room. The ground floor offers two mirrored living spaces for dining and relaxing in with joint space leading to a modern kitchen to the rear. The old kitchen has now become a utility room and offers great useful space. Two cellars with separate accesses are a great storage



option or offers potential for additional space.

Upstairs the two cottages have been made the most of, now offering lots of useful space including three double bedrooms, a central dressing room and two bathrooms. The second floor gives space for a further double bedroom.

The rear garden is stepped and private with a social patio directly behind the house and steps up to a lawn with further sitting areas to admire the mature beds and borders.

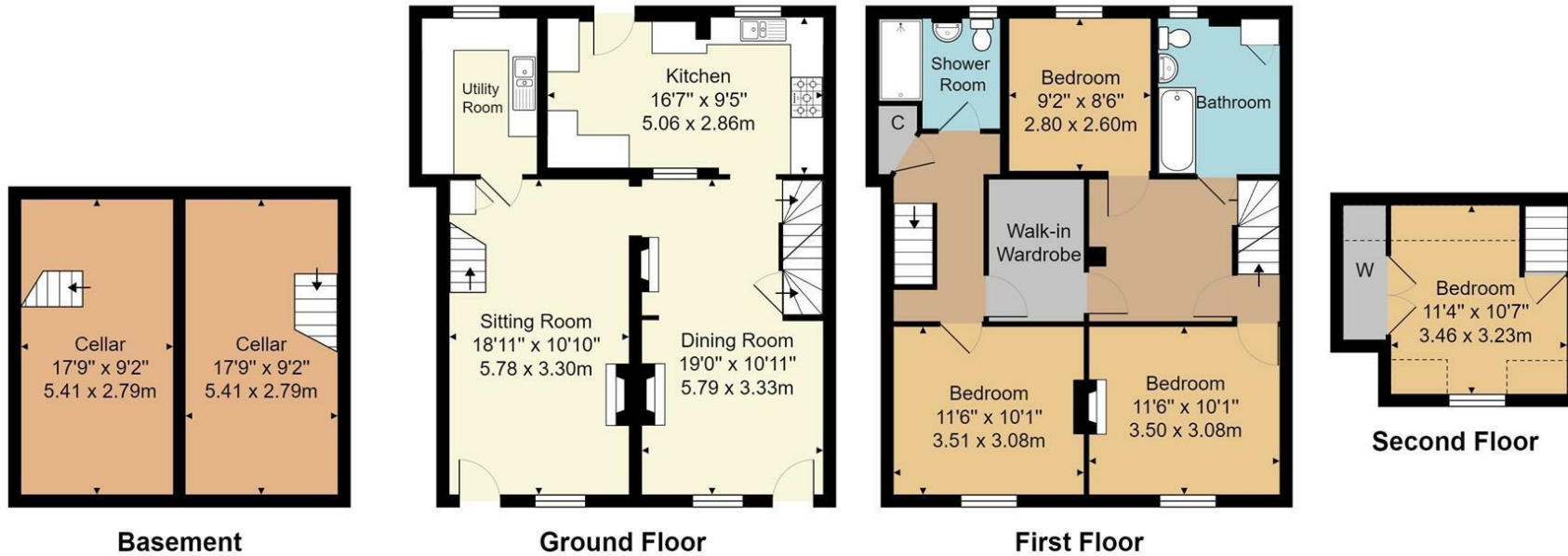
### Wrotham Village

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.



# EPC Rating-



House Approx. Gross Internal Area 1480 sq. ft / 137.5 sq. m  
Approx. Gross Internal Area (Incl. Cellars) 1819 sq. ft / 169.0 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## Ibbett Mosely

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