



Ibbett Mosely

10 Childs Way, Wrotham, TN15 7DR





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What a stunning and spacious bungalow. Built for the developer of Childs way as his own home this bungalow has it all including an extra dining space and fabulous connected conservatory.

A bespoke modern country kitchen is a real plus with underfloor heating running through to the dining space and to bathrooms for the luxury of warm feet in the winter months.

A beautiful wrap around garden gives great options for social patios and planting to give different feelings to each area and an opportunity to follow the sun around the property at different times of the day.

A double garage and large drive just tick all the boxes, all this and being sold with no onward chain.

Guide Price £765,000 - £775,000

- Stunning Detached Bungalow in Popular Wrotham Village
- Built for the developer of Childs Way getting extra reception space.
- Underfloor Heating
- Luxury Bathrooms including ensuite to master
- Country Style Spacious Modern Kitchen
- Large Connected Conservatory
- Spacious Lounge with Feature Fireplace
- Double Garage and Private Drive
- Guide Price £765,000 to £775,000
- EPC rating D - Council Tax Band G Tonbridge & Malling

Nestled in the picturesque village of Wrotham, Sevenoaks, this stunning detached bungalow on Childs Way offers a perfect blend of modern living and village charm. Boasting three reception rooms, two bedrooms, and two bathrooms, this property is ideal for those seeking a spacious yet cosy home.

As you step inside, you'll be greeted by a beautifully appointed interior featuring underfloor heating, ensuring warmth and comfort. The property's modern style is evident in its design and layout, offering a seamless flow between rooms.

One of the standout features of this bungalow is the ample parking space it provides, with parking available for up to 5 vehicles. Additionally, the double garage and drive offer convenience and security for your vehicles.

Situated in a stunning village location, this property allows you to enjoy the tranquillity of rural living while still being within easy reach of Borough Green and

its amenities. With no onward chain, the opportunity to make this bungalow your own is not to be missed.

Whether you're looking to downsize to a more manageable home or simply seeking a peaceful retreat, this detached bungalow on Childs Way is sure to impress. Don't miss out on the chance to call this charming property your own.

### Description

Set back from the road via its own private drive for multiple cars leading to a bungalow with great kerb appeal with planted borders and double garage. Double fronted you enter through into a welcoming L shaped hallway leading to all areas. The living spaces are of great size and this is especially represented by the large lounge that can accommodate a sizeable family gathering or friends. A feature fireplace is the real focus of this great room. Double doors to the vaulted dining space that socially connects all living areas was a



great addition by the developer giving this property more than others in the cul de sac. A very well appointed and bespoke kitchen with ample storage and workspace with range style oven and extractor above with a bespoke made surround. Underfloor heating connects these two rooms. A large conservatory with vaulted roof finishes off the living space looking out over a wonderful garden.

The main bedroom is a great size and has double aspect windows allowing light to flood in. It also benefits from built in wardrobes and a luxury ensuite walk in shower room. The other double bedroom is also a very well proportioned room ideal for guests to stay and has facilities of the main bathroom on hand. This luxury space also benefits from underfloor heating.

Externally the bungalow benefits from a wrap around garden to three sides, with a mixture of social patios and dining spaces. lawned areas and planted beds. A stunning garden that always has a spot in the sun do its layout. A double garage is provided for those looking to protect their cars from the weather or space for storage or workspace. Plenty of parking is available on the private drive.

### 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- D

Bungalow Approx. Gross Internal Area  
1493 sq. ft / 138.7 sq. m

Garage Approx. Internal Area  
333 sq. ft / 31.0 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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