



Ibbett Mosely

Wrotham Heath, Sevenoaks TN15 7RU
Guide Price £1,500,000



London Road, Wrotham Heath, TN15 7RU

The potential usage of this HUGE property in excess of 4,100 sq feet is almost endless! A fantastic home with up to NINE bedrooms

Currently set up with an ANNEXE with separate access and potential for further annexe style accommodation. So if you are looking for a Large FAMILY home, MULTI GENERATION LIVING, WORK PLACE and LIVE IN type set up such as a consultancy needing OFFICE SPACE with plenty of PARKING don't look past this property. All bedrooms have quality ENSUITE bathrooms.

Guide Price £1,500,000 to £1,600,000

- Built 2003 and Greatly Extended
- Self Contained Annexe with Disabled Access
- Ideal Multi Generation Home - Could be split into separate Houses - Subject to Planning
- Working and Residential Home Options
- Outbuildings with Further Potential
- Open Plan Stunning Kitchen Dining Space
- Wide Private Landscaped Gardens
- Parking for multiple cars and an Electric Car Charging Point.
- Dressing Room & Ensuite to Master
- Eight Further Ensuted Bedrooms

This fantastic house built in 2003 is truly the Swiss Army Knife of properties fitting all purposes and usage. Rarely Available to the market. Guide Priced at £1,500,000 to £1,600,000 accompanied available for viewings!

Description

We are confident that within this 4,100 sq feet substantial family home is a set up that can work for all buyers. Whether you are buying as a large family and need up to nine ensuite bedrooms and one or two separate annexes to allow personal space for older or young adult members of the family. Or you may want a home you can run a business from with office spaces or treatment rooms. It could even be split into individual homes with separate entrances in place with disabilities considered and plenty of easy parking with a large gated driveway.

For any of the above this property can work well and be a solution to your needs. The property offers light and bright rooms throughout all finished to a very high standard. The house has a large entrance hallway with modern designed Amtico flooring through. The main house offers a large L shaped stunning kitchen diner come family room offering high end semi commercial but family friendly functionality with a large central peninsular unit and breakfast bar with lots of counter space incorporating a fantastic hot plate for those large family meals. A large range style oven and hob will surely be enough to cook up a fantastic roast dinner for all and sundry! French doors lead off into the garden, and a utility room and bedroom, currently used as a craft room with ensuite shower are accessed through the dining space.

To the other side of the hallway is a downstairs wc, study to the front, currently used as a breakfast room, and a large reception room accessed via double doors. This room has a large feature fireplace with wooden block surround and is decorated to very high standards to match the rest of the house. This also leads into a secondary outdoor dining space with composite decking and awning overlooking the garden.

The self contained annexe with its own entrance has a linking door off the main lounge. It provides an entrance hallway downstairs bedroom with a large ensuite shower room and large living room and separate kitchen all to the ground floor which in our view would offer a fantastic private living space. The access to this area is also offered with a ramped entrance from the driveway, ideal for those less mobile. Above the annexe are two very good sized bedrooms both with ensuite facilities and the largest room with a walk in dressing room. This would enable both a single storey annexe or separate double storey home.

Above the main house with a galleried landing are four further ensuite bedrooms and a large linen cupboard. The main suite also offers a separate kitchen that leads into another ensuite bathroom. All

recently updated. This could easily be utilised as another annexe with the use of another adjoining room for a lounge or bedroom to facilitate a more private dwelling.

Externally the property has a wide landscaped private garden which offers decked and brick patios and mature planting with access from the house via four areas. A large outbuilding with overhanging roof like a veranda gives shade from the sun when required. The outbuilding offers a significant space with power and light with access via gates to the front parking area. It is currently set up as a large workshop covered garaging space and utilities space for the business however another great opportunity to add to this already magnificently large house.

To the front is parking for a home of this size with multiple spaces and offers an electric car charging unit. This is accessed via an electric remote five bar gate. The front has been landscaped with a small garden also under the impressive Oaks.

Entrance Hallway

Cloakroom

Study 13'7 x 9'10

Sitting Room 20'10 x 13'7

Kitchen Diner - Family Room 28'2 x 22'11 max

Utility Room 14'10 x 9'3

Craft Room 13'5 x 10'9

Ensuite

Annexe Entrance

Annexe Living Room 17'0 x 11'4

Annexe Kitchen 11'0 x 8'4

Annexe Bedroom 14'2 x 10'4

Annexe Ensuite

Main Bedroom above Annexe 13'8 x 13'1

Dressing Room

Ensuite Bathroom

Bedroom Above Annexe 14'6 x 10'3





House Approx. Gross Internal Area
4002 sq. ft / 371.8 sq. m

Outbuilding Approx. Internal Area
421 sq. ft / 39.1 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.

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