

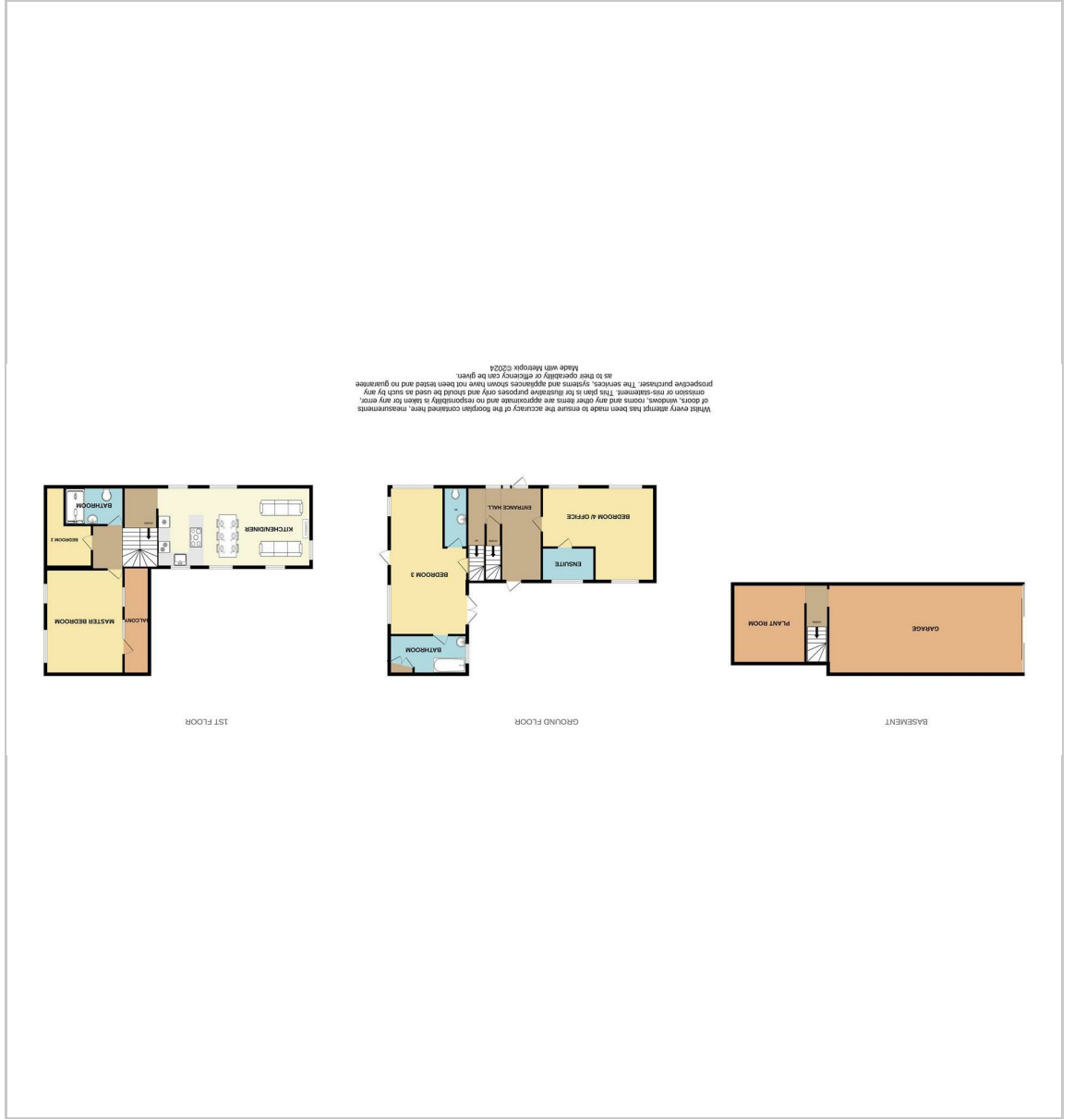


1A St. Marys Road  
Wrotham, Sevenoaks, TN15 7AL

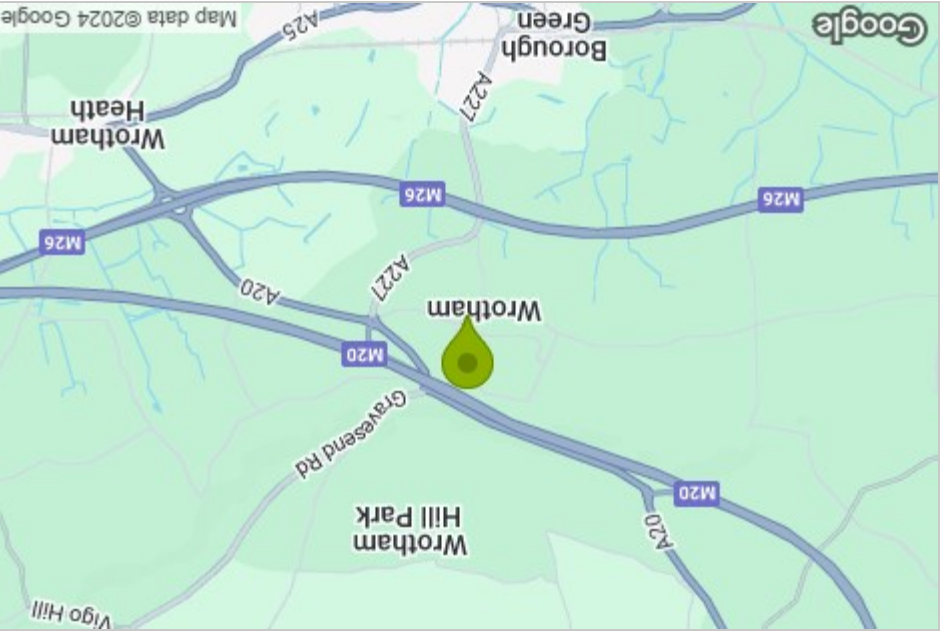
Offers in excess of £900,000



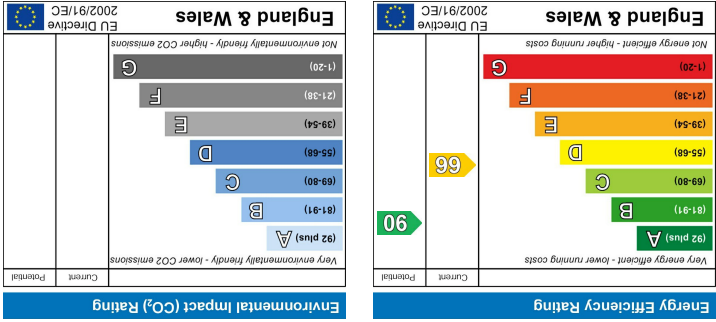
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Isle of Sheppey Office on 01795 666 666 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



# 1A St. Marys Road



- Unique village family home
- Recently fitted high spec kitchen
- Generous sized family room
- 32 Foot garage
- Driveway with parking for 4 cars
- Master bedroom with balcony overlooking the garden
- Opportunity for self contained annexe
- Gorgeous Mediterranean style garden
- Family bathroom and additional WC

## Description

1A St Marys is a unique detached house offering several uses. Located in the heart of Wrotham village this property boasts the perfect balance of village life whilst only being 1.2 miles (a 4 minute drive) to Borough Green and Wrotham mainline train station. The stylish accommodation benefits from an open plan kitchen/living dining area with multiple windows allowing for a light feeling throughout. Bedroom three, originally a doctors surgery, offers the opportunity to convert this into an annexe, with existing WC and bathroom. Existing plumbing could allow itself with an addition of a fitted kitchen a self contained space with own front and rear access.

The family room located on the ground floor is a substantially large space currently utilised as a workshop, the large space has endless possibilities. Feature points of this property include cast iron fireplace located in the master bedroom with access onto a generous balcony overlooking the charming courtyard garden. Parking for this property is located to the side of the house but can be accessed through the inside. Driveway with parking for 4 cars plus additional 32 foot garage.

Entrance to the property lends itself a generous sized hall with access to the rear garden.

The contemporary kitchen newly fitted in 2018 consists of two built in fridge freezers, wine fridge, induction hob with pop up extractor fan and breakfast bar.

Bedroom two located next to the master bedroom with a utility cupboard.

Bedroom three, currently used as an office has front and rear access with separate bathroom and WC. Bedroom four has been newly refurbished with an ensuite.

This is a must see for buyers in need of a property in a great village location, with gorgeous garden and potential for self contained annexe. Sole agents, contact us today.

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