



Greenhill House High Street, Wrotham, Sevenoaks, TN15 7AH

Asking price £1,200,000

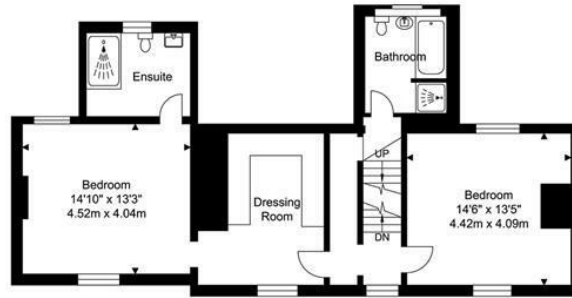
Jack Charles  
Estate Agents

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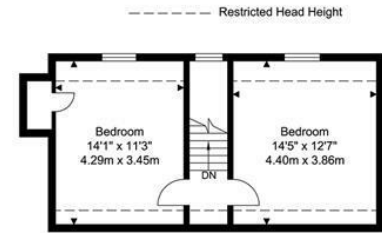
**Greenhill House**  
**High Street,**  
**Wrotham,**  
**Sevenoaks,**  
**TN15 7AH**

- Stunning Grade II Listed Village House
- Four Bedrooms
- Ensuite & Family Bathroom
- Dressing Room
- Four Reception Rooms
- Magnificent Kitchen / Family room
- Beautiful Large Gardens
- Double & Single Garage
- Outbuildings
- Lovely Village Setting

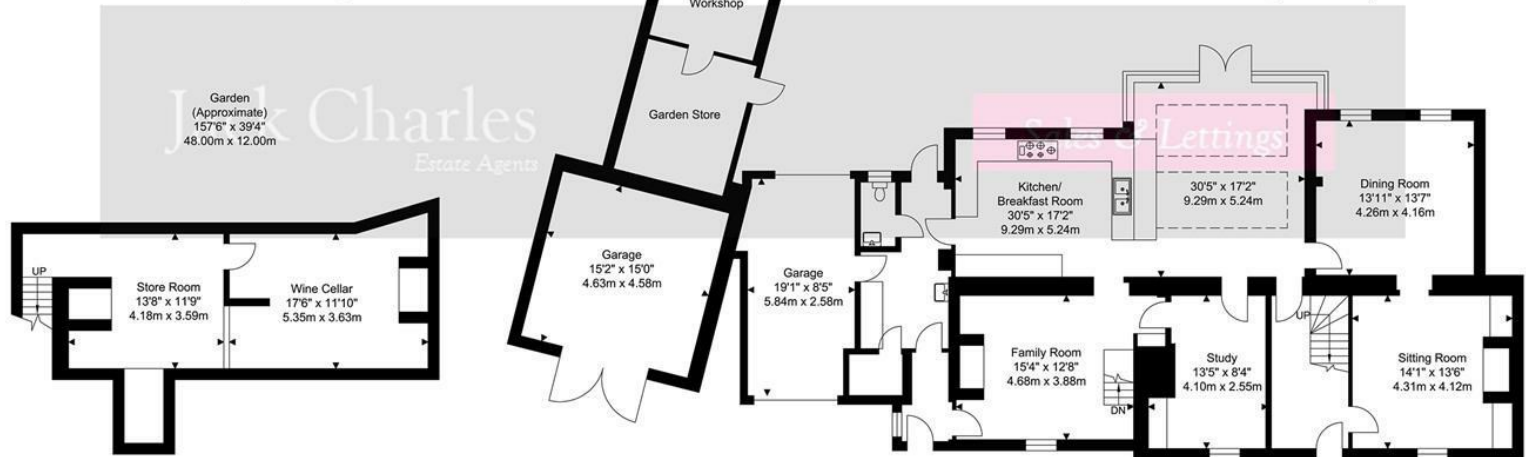
**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



First Floor  
 Approximate Floor Area  
 799.54 SQ.FT.  
 (74.28 SQ.M.)



Second Floor  
 Approximate Floor Area  
 420.00 SQ.FT.  
 (39.02 SQ.M.)



Lower Ground Floor  
 Approximate Floor Area  
 433.35 SQ.FT.  
 (40.26 SQ.M.)

Ground Floor  
 Approximate Floor Area  
 2131.68 SQ.FT.  
 (198.04 SQ.M.)

**TOTAL APPROX FLOOR AREA 3784.59 SQ.FT. (351.60 SQ. M.)**  
 For Identification Purposes Only.



**Jack Charles**  
 Estate Agents

Sales & Lettings

6 London Road  
 Tunbridge Wells  
 Kent TN1 1DQ  
 Tel: (01892) 621 721

191 High Street  
 Tonbridge  
 Kent TN9 1BX  
 Tel: (01732) 75 75 80

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)

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## To Be Sold

Jack Charles are delighted to be appointed as agents for the sale of this stunning grade II listed, four bedroom family home set in a wonderful village location complemented by beautiful landscaped gardens.

Greenhill House has been tastefully renovated over the years to a very high standard combining the properties gorgeous character with modern day contemporary living.

The accommodation ranges over three floors with the added benefit of a cellar. It also has two entrances, the main entrance leads into a hallway with stairs to first floor and doors leading to the second sitting room and a stunning kitchen/breakfast/family room which really feels like the heart of this home. It has windows and French doors overlooking the rear garden and two large lantern roof lights letting in plenty of natural light. The kitchen itself has a range of bespoke units with quartz worktops and breakfast bar with space under for stools, there is space for a fridge/freezer and a range cooker, double butler sinks with Quooker Fusion tap and a dishwasher. There is also plenty of space for a sofa and table and chairs. At the far end of the kitchen you can access the rear lobby, cloakroom/WC and a utility room with fitted units, butler sink and space/plumbing for the washing machine and tumble dryer. There is also access to the second front entrance lobby with a further door to the garage.

The ground floor also offers four reception rooms which include a family room with a fireplace and log burning stove, access to a two chambered cellar. There is a study, formal dining room and a second sitting room that complete the ground floor.

To the first floor the owners have transformed the master suite incorporating the old fifth bedroom into a large bespoke dressing room with open fitted compartments and stylish display shelving, this leads through to the master bedroom which is a good size and offers a double aspect and access through to a recently fitted en-suite shower-room. There is another double bedroom to the first floor and a family bathroom, positioned at the bottom of the second staircase leading to the top floor where you can find two further large double bedrooms, both with eaves storage space.

Outside, there is attractive shaped privet hedging and boxwood ball trees and to the rear is a delightful landscaped garden with a large paved terrace overlooking a lovely lawn garden with well stocked borders. There is a small summer house that could be replaced making it an ideal position for a hot tub and an archway in the hedging leading to another good sized lawned garden with a children's play area at the end of the garden.

To the front there is an attached garage with double doors and connecting doors to the house and garden. There is also a large separate stone garage to the side with a further store room and workshop at the rear accessed via the garden.

Viewings are recommended.

## Location

Greenhill House is situated in the heart of Wrotham village with its public houses, village shop, church, primary school and hairdressers. It is conveniently located 0.9 miles of Borough Green mainline station, providing a direct service to London Victoria.

- Comprehensive Shopping: Sevenoaks (7.7 miles), Tonbridge, Maidstone and Bluewater.
- Mainline rail services: Borough Green (1.3 miles) to Victoria. Sevenoaks to Cannon Street/Charing Cross.
- Primary Schools: Wrotham, Platt and Borough Green.
- Grammar/State Schools: A good selection in Maidstone, Sevenoaks and Tonbridge.
- Private Schools: Somerhill Prep School in Tonbridge. Sevenoaks, Solefields and New Beacon Prep Schools in Sevenoaks. St Michaels and Russell House Prep Schools in Otford. Sevenoaks and Tonbridge Secondary Schools. Sutton Valence Prep and Secondary Schools.
- Leisure Facilities: Wrotham Heath golf club on the outskirts of the village. Reynolds Country Club Retreat in Borough Green. Wildernesse and Knole Golf Clubs in Sevenoaks. Nizels Fitness Centre in Hildenborough. Sevenoaks Sports and Leisure Centre. Cricket and Rugby in the Vine area of Sevenoaks.
- Communications: The M20/M26 can be conveniently accessed at the Wrotham interchange linking to other motorway networks, Medway Towns, Gatwick and Heathrow Airports and the Channel Tunnel Terminus.







