







## PARK HEAD COTTAGE WROTHAM HILL ROAD, WROTHAM, SEVENOAKS, KENT, TN15 7QA

£945,000

- Set down a long private lane, this attached 6-bedroom unlisted character home dates back to the late 1800s and has been sympathetically modernised and extended.
- The versatile layout includes a welcoming entrance hall, sitting room with log burner and bi-folding doors, a study, and a cloakroom on the entrance level.
- A few steps lead to the hallway with a dining room featuring a fireplace, a beautiful country-style kitchen-breakfast room, and a conservatory, with two bedrooms and a bathroom completing this floor.
- The first floor boasts a double-aspect main bedroom with an en-suite, a few steps up to the remaining three bedrooms, and a cloakroom.
- The property sits on a third of an acre, with a beautifully planted and maintained rear garden offering privacy and shady spots, a garden to the side and front screened with mature hedging, an extensive driveway, and a single garage.
- Nestled in an idyllic countryside setting high up on the North Downs in an Area of Outstanding Natural Beauty and located on Green Belt, this home offers a peaceful and magical location, with numerous elevated walks including the North Downs Way.
- Secondary and Grammar school options abound with Tonbridge, Maidstone, Gravesend & Dartford all accessible, whilst the M20 and M26 motorways are conveniently close for those longer travels.
- The nearby villages of Borough Green and Vigo offer a variety of local shops and schools, with Trottiscliffe & Wrotham boasting a 'Good' rated primary school and a lovely country park.
- Convenient for commuters, Ebbsfleet station is approximately 23 minutes (11 miles) away by car with high-speed trains to London St Pancras in 19 minutes.
- Borough Green station, 7 minutes (2.7 miles) away by car, provides trains to London Bridge and Victoria from 37 minutes and 44 minutes respectively.







PARK HEAD  
COTTAGE







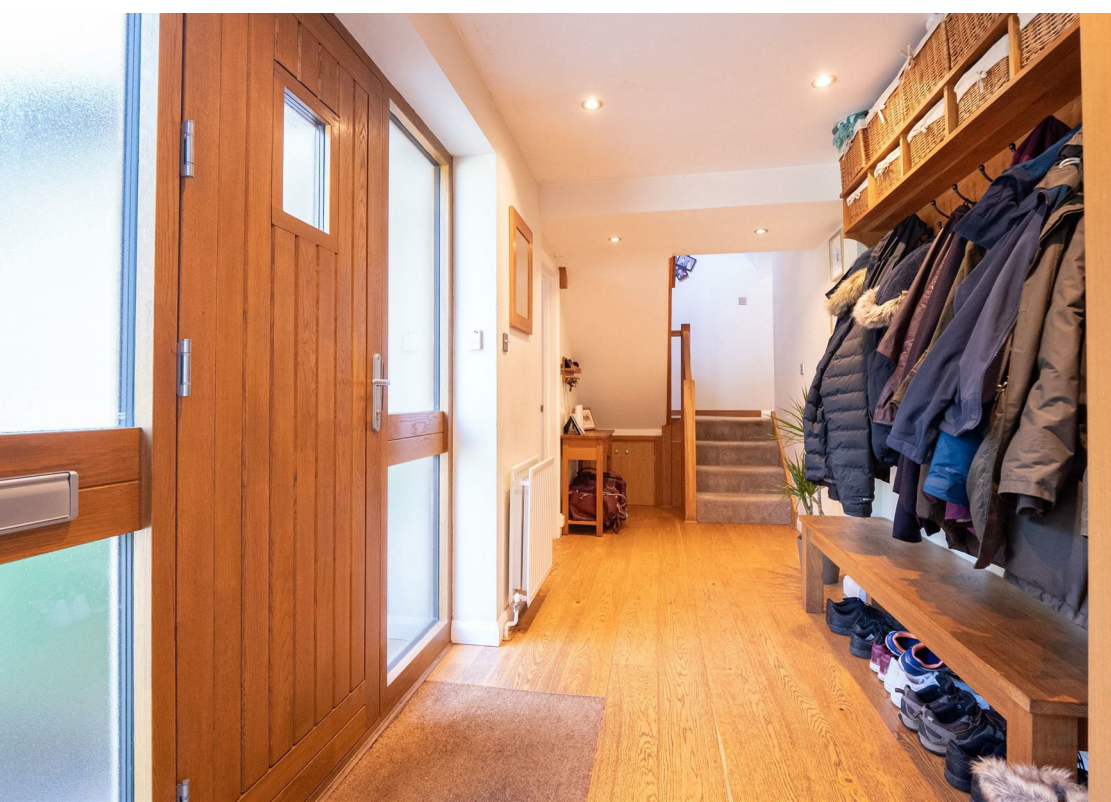


## ABOUT THIS HOME

GUIDE PRICE £945,000- £975,000

Set down a long private lane, this attached 6-bedroom unlisted character home, believed to date back to the late 1800s, has been sympathetically modernised and extended by the current owners to create a beautiful family home. The versatile layout, with its split levels, adds to the charm of this quirky residence. The accommodation comprises a welcoming entrance hall, a sitting room with a log burner and bi-folding doors opening to the garden, a study off the sitting room, and a cloakroom on the entrance level. A few steps lead up to the hallway with doors to the dining room, which also features a fireplace, and in turn leads to the beautiful country-style kitchen-breakfast room with a conservatory off it. Two bedrooms and a bathroom complete this floor. The first floor boasts a double-aspect main bedroom with an en-suite on a mid-level, with a few steps up to the remaining three bedrooms and a cloakroom. The overall plot is around a third of an acre and boasts a beautifully planted and maintained garden to the rear, which is extremely private and offers plenty of shady spots to escape the sun. There is also a small area of garden to the side and front, screened with mature hedging. Additionally, there is an extensive driveway and a single garage.







A photograph of a bedroom with a wooden bed frame, a large window with grey curtains, and a purple pendant light. The room has a sloped ceiling and a carpeted floor. A large, semi-transparent circular graphic is overlaid on the right side of the image, containing the text "OWNERS COMMENTS".

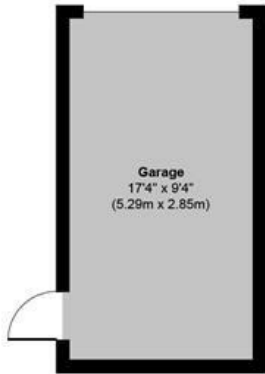
## OWNERS COMMENTS

"This house has given us the flexibility we wanted in all aspects. Allowing us an oasis of calm & the benefits of a rural lifestyle, whilst being an easy commute to London for work and leisure activities. We have raised our family here for 18 years in this tight knit community, from babies to teenagers giving them an idyllic childhood, in a safe & secure environment allowing them to really be children."





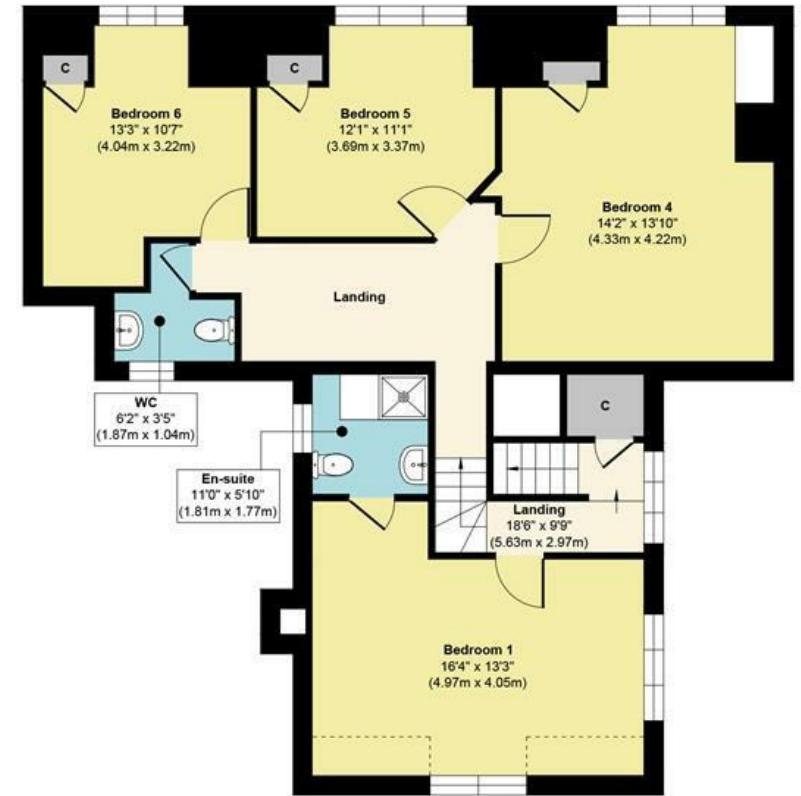




**Garage**  
Approximate Floor Area  
162 sq. ft  
(15.07 sq. m)



**Ground Floor**  
Approximate Floor Area  
1343 sq. ft  
(124.82 sq. m)



**First Floor**  
Approximate Floor Area  
856 sq. ft  
(79.56 sq. m)

**Approx. Gross Internal Floor Area 2361 sq. ft / 219.45 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



## ABOUT THE AREA

Nestled in an idyllic countryside setting high up on the North Downs in an Area of Outstanding Natural Beauty & located in Green Belt, this home instantly enchants as you drive down the long private track leading to it and the few neighbouring properties, immersing you in the magic of this peaceful location. Offering the best of both worlds, this location combines a tranquil, rural atmosphere with convenient access to amenities. For commuters, Ebbsfleet station is approximately 23 minutes (11 miles) away by car and provides high-speed trains to London St Pancras in just 19 minutes. Borough Green station is a mere 7 minutes (2.7 miles) away by car, with trains to London Bridge and Victoria taking from 37 minutes and 44 minutes respectively.

The nearby villages of Borough Green and Vigo offer numerous local shops and schools, whilst St George's Primary School in Wrotham is 6 minutes (2 miles) and Trottiscliffe CoE Primary School is 10 minutes (3.3 miles) drive & and both rated Ofsted 'Good'. For private schools, St Michaels Prep School is just 16 minutes away (7 miles) and the array of Grammar schools in Tonbridge, Maidstone, Gravesend & Dartford provide great options for the next level of education. For the golf enthusiast, The London Golf Club is a 12 minute drive (3.8 miles) and has hosted an array of golfing events including the PGA Seniors Championship.

Additionally, the M20 and M26 motorways are conveniently close for those needing to travel further afield. After a busy week, you'll relish the serene countryside surrounding this home, with numerous lovely elevated walks to enjoy, including the North Downs Way.









# ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

## CONTACT US

**John-Paul Rafferty** FNAEA MARLA Assoc RICS  
john@raffertyandpickard.co.uk

**Paul Pickard** MNAEA  
paul@raffertyandpickard.co.uk

Lime Tree House  
15 Lime Tree Walk  
Sevenoaks  
TN13 1YH

**T:** 01732 905499  
**E:** homes@raffertyandpickard.co.uk  
**W:** raffertyandpickard.co.uk

