



# JONATHAN HALL

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High Street, Wrotham, Sevenoaks, Kent, TN15 7AA

Price Range £850,000 to £900,000

[jonathanhall.exp.uk.com](http://jonathanhall.exp.uk.com)



A charming and deceptively spacious, 3466 sq ft, period house, believed to date back to the 1500s with later additions, with an approximately 180ft (55m) westerly-facing delightful rear garden with potential for a driveway and double garage (subject to planning permission) and NO ONWARD CHAIN. The property is located opposite the church, in the heart of the sought-after historic village of Wrotham, ideally placed for local amenities, schools and transport links, including Borough Green & Wrotham train station, with services to London from 37 minutes, which is 1.2 miles away.

## Summary

- Deceptively Spacious, 3466 sq ft, House
- Believed to Date Back to the 1500s
- In Heart of Sought-After Historic Village
- Convenient for Local Amenities
- 1.2 Miles to Station (37 minutes to London)
- Four Receptions & Kitchen/Breakfast Room
- Utility Room, Cloakroom, Cellar & Store Room
- Five Bedrooms, Bathroom, Shower Room
- Approx 180ft Delightful Westerly Rear Garden
- Planning Permission Approved for Drive and Double Garage

## Accommodation

The ground floor comprises a large entrance hall. To the left is the spacious sitting room, which has ornate cornicing and a central rose with an open fireplace. To the right is a beamed study lined with bookcases. The hall opens out to a central area with cellar access an understairs cupboard and a cloakroom with WC and basin, plus a coat cupboard. The snug leads to the stairs and kitchen with sink, storage units, space for washing up machine and fridge and a Aga with two ovens, an electric module and hob. The dining room leads through double doors onto a patio with a roof and a pretty westerly-facing garden. A separate small laundry/boiler room lies off the kitchen and the utility room leads to the garden.

The first floor comprises a landing; a master bedroom with access to a bathroom with a bath, shower cubicle, washbasin, and WC; three additional large bedrooms, a fifth bedroom and a family shower room with shower cubicle, WC, bidet, and washbasin.

## Outside

Outside, to the rear is an approximately 180ft (55m) westerly-facing pretty L-shaped rear garden, which has a patio with a roof, adjacent to the rear of the property, leading to the majority of the garden which is laid to lawn with borders stocked with a variety of flowering plants, shrubs and trees, and at the rear of the garden there is a wooden double gate that opens onto the public West Street car park. The owners of St George's House have a vehicular right of way across the car park onto West Street. Planning permission for a double garage and attached shed at the west end of the garden has been approved (application number 24/00453/PA).

## Agents Note

The property is freehold, is in council tax band G and it benefits from gas central heating.





## Location

The sought-after historic village of Wrotham, located at the foot of the North Downs, offers a village shop, hairdressers, a popular primary school, secondary school, recreation ground with an excellent children's play area, cricket pitch, four pubs and a church.

The popular village of Borough Green is approximately 1.2 miles away, and has a wide selection of local amenities including a variety of shops, restaurants, take-aways, pub, bar, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa) and mainline station with services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes), Victoria (from 47 minutes), Maidstone and Ashford.

Trosley Country Park, with its beautiful woodland walks and stunning views, is approximately 2.5 miles away.



The popular historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 5 miles away.

The popular historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private educational facilities, including Grammar schools and the renowned Sevenoaks Public School, and mainline station with services to London Bridge (from 23 minutes), is approximately 7.5 miles away.

Bluewater Shopping Centre and Ebbsfleet International Station with services to London St Pancras (from 18 mins) and Europe can both be accessed within 14 miles.

The M26 and the M20 can both be accessed within 1.3 miles.



*A charming and deceptively spacious, 3466 sq ft, period house, believed to date back to the 1500s, with an approximately 180ft (55m) westerly-facing delightful rear garden with potential for a drive and double garage (STPP), and no chain, conveniently located in the heart of this sought-after historic village.*

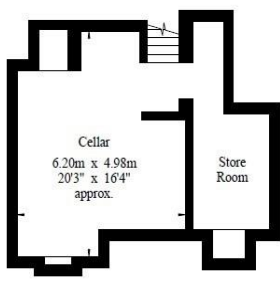






Gross Internal Area : 322.0 sq.m (3466 sq.ft.)  
(Including Cellar)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
38-54	E		
21-38	F		
1-20	G		



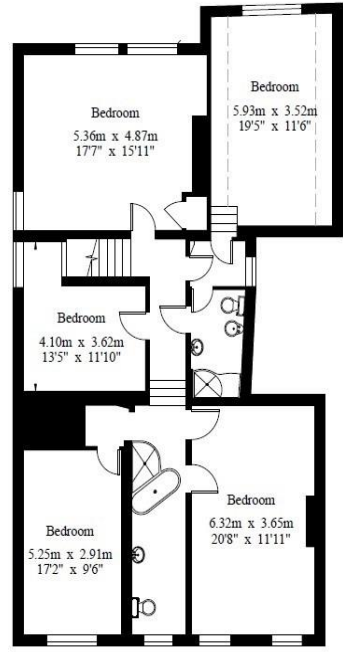
Lower Ground Floor



Ground Floor



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First Floor



1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

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