



# JONATHAN HALL

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Kemsing Road, Wrotham, Sevenoaks, Kent, TN15 7BT

Guide Price £850,000

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



A charming, superbly presented and deceptively spacious detached house with stunning kitchen/dining/family room, sitting room, lounge, utility room, cloakroom, four bedrooms, ensuite bathroom, shower room, front garden, delightful south-westerly facing rear garden, driveway for three cars and a double garage. Located in the sought-after historic village of Wrotham, with its local amenities, and only approximately 1.3 miles from Borough Green with its wide range of local amenities, including a railway station, with services to London from only 37 minutes

## Summary

- Stunning & Superbly Presented
- Deceptively Spacious Detached House
- In Sought-After Historic Village
- Convenient for Local Amenities
- 1.3 Miles to Station (37 minutes to London)
- Stunning Kitchen/Dining/Family Room, Utility
- Sitting Room, Lounge, Cloakroom
- 4 Bedrooms, Bathroom, Shower Room
- Delightful South-Westerly Facing Rear Garden
- Driveway for 3 Cars and Double Garage

## Accommodation

Ground floor: an entrance hall with staircase to the first floor; cloakroom with WC and washbasin; kitchen/dining/family room with a stunning contemporary fitted kitchen comprising wall and base cupboards, drawers, worktops, sink, built-in double oven, induction hob with extractor fan, built-in wine-cooler, an integrated fridge/freezer, door to the side leading to the driveway, garage and front garden, and a fireplace with a wood burner; utility room with fitted cupboards and spaces for a washing machine and tumble drier; sitting room with a roof lantern and French doors to the garden; sitting room with a bay window, fireplace with a wood burner, and fitted shelving and cupboards; and a lounge with roof lantern and French doors to the rear garden.

The first floor comprises: a landing; a master bedroom with a walk-in wardrobe and an ensuite bathroom with a bath, shower cubicle, washbasin, and WC; three additional bedrooms; and a shower room with a large shower cubicle, WC, and washbasin.

## Outside

Steps up to a front garden with a lawn and beds stocked with shrubs and paved path to the entrance door; driveway (which the neighbouring property has a rights of access over) leading to a private driveway for three cars and a large detached garage, and a side gate leading to a pleasant south-westerly facing rear garden, with lawn, a lovely paved patio, built-in BBQ, and outside lighting.

## Agents Note

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





## Location

The sought-after historic village of Wrotham 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, with its wide range of local amenities including a variety of shops, restaurants, cafe, coffee shops, tea room, takeaways, pub, bar, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa), park with children's playground, tennis courts, basketball court, skate park, football fields, bowls club, and railway station with services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes), Victoria (from 47 minutes), Maidstone and Ashford, is approximately 1.3 miles away.

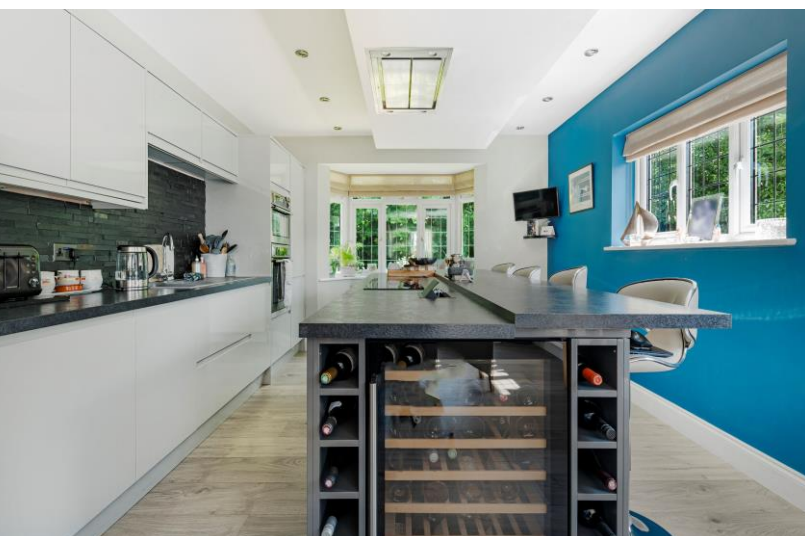


Trosley Country Park, with its beautiful woodland walks and stunning views, is approximately 2.5 miles away.

The popular historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 5.5 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 8 miles away.

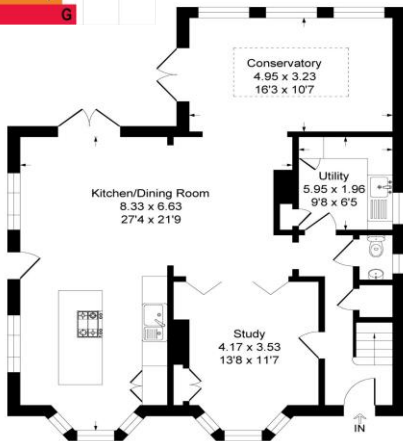
The M26 and the M20 can both be accessed within 1.5 miles.



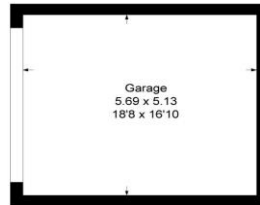
*A charming, superbly presented and deceptively spacious four bedroom detached house with a delightful south-westerly facing rear garden, driveway for three cars and a double garage; located in the sought-after historic village of Wrotham.*



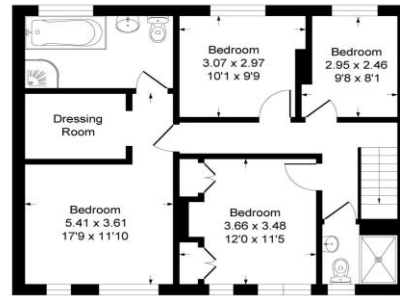




**Ground Floor**



**Garage**



**First Floor**

Approximate Gross Internal Area = 157 sq m / 1692 sq ft  
 Approximate Garage Internal Area = 29 sq m / 314 sq ft  
 Approximate Total Internal Area = 186 sq m / 2006 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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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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If you need get in touch, please contact me on  
 07429 483 423 or email [jonathan.hall@exp.uk.com](mailto:jonathan.hall@exp.uk.com)

