



JONATHAN HALL

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St Marys Road, Wrotham, Sevenoaks, Kent, TN15 7AJ

Price: £784,000

jonathanhall.exp.uk.com



A superbly presented spacious detached house with delightful countryside views to the rear, sitting room, dining room, study/bedroom, kitchen, cloakroom, master bedroom with ensuite bathroom, three further bedrooms, family bathroom, front garden with a large driveway and a detached garage and a pleasant rear garden. Located in one of the most popular roads in the sought-after historic village of Wrotham, with its local amenities, and only one mile from Borough Green with its wide range of local amenities, including a railway station, with services to London from only 37 minutes.

Summary

- Superbly Presented
- Spacious Detached House
- Sought-After Historic Village
- Convenient for Local Amenities
- One Mile to Station (37 minutes to London)
- Sitting Room, Dining Room, Study/Bedroom
- Kitchen, Cloakroom, Family Bathroom
- Four Bedrooms, Ensuite Bathroom
- Pleasant Rear Garden
- Large Driveway and Detached Garage

Accommodation

Ground floor: entrance hall; cloakroom with WC, washbasin, and washing machine (not included in sale); study / bedroom five; Spacious dining room with French doors to the garden, stairs to the first floor, opening to the dual-aspect kitchen with a Shaker style fitted kitchen comprising wall & base cupboards, drawers, worktops, sink, range style cooker (included in the sale) with extractor fan above, integrated dishwasher and fridge/freezer (included in the sale), opening further to a spacious sitting room with a beautiful Cotswold stone fireplace incorporating a wood burning stove, with French doors to the rear garden.

First floor: landing; dual-aspect principal bedroom with fitted wardrobes, dressing area and an ensuite bathroom with a bath, shower cubicle, washbasin, and WC; three additional bedrooms all with fitted wardrobes/cupboards; and a family bathroom with bath with shower above, WC, and washbasin.

Outside

Front garden with two lawns and beds stocked with shrubs, tree, a large gravel driveway, detached garage, outside lighting, and a side gate leading to a pleasant rear garden, which is mainly laid to lawn with borders stocked with flowering plants and shrubs, paved patio and with access to rear of garage.

Agents Note

The property is freehold and is in council tax band G. Our vendor informs us that the property was underpinned in the 1990s. The property benefits from double glazing, gas central heating, mains gas, mains electrics, mains water and mains gas.





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, 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 mile away.



Trosley Country Park, with its beautiful woodland walks and stunning views, is approximately 3 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 7.5 miles away.

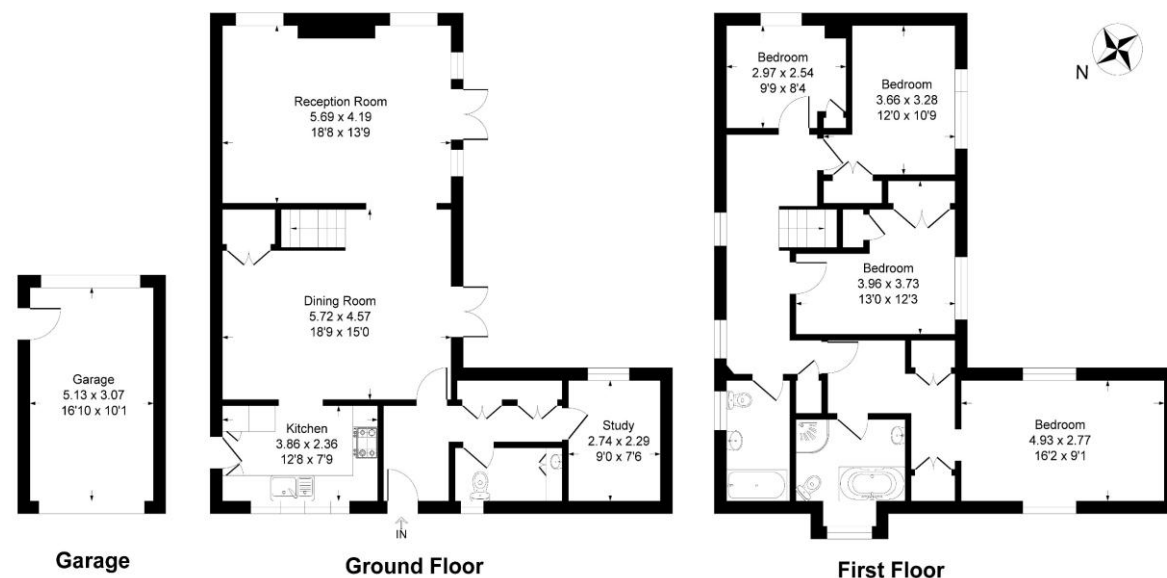
The M26 and the M20 can both be accessed within 1.6 miles.



A superbly presented spacious four/five bedroom detached house with delightful rural views to rear, a pleasant rear garden, driveway for several cars and garage; located in one of the most popular roads in the sought-after historic village of Wrotham.







Approximate Gross Internal Area = 161.0 sq m / 1733 sq ft
 Garage Area = 15.7 sq m / 170 sq ft
 Total Area = 176.7 sq m / 1903 sq ft



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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If you need get in touch, please contact me on
 07429 483 423 or email jonathan.hall@exp.uk.com

