



# JONATHAN HALL

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St Mary's Road, Wrotham, Sevenoaks, TN15 7AP

Price: Offers over £850,000

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



## Accommodation

Ground floor: hall with built-in cupboards; sitting room with inglenook fireplace with stone hearth, and door to staircase to first floor; dining room with French doors to rear garden, cast iron fireplace; kitchen/breakfast room with beautiful oak fronted wall and base cupboards and drawers, quartz worktops, butler sink with 4-in-1 mixer tap for hot, cold, filtered and boiling water, AGA oven with hot plates, space for fridge/freezer, integrated dishwasher, exposed stone to one wall, and a remote controlled roof-light with rain sensor; utility room with door to rear garden, oak fronted wall and base cupboards, quartz worktop, spaces for washing machine and dryer, butler sink, built-in cupboard, and extractor fan; and cloakroom with washbasin and WC.

First floor: landing with airing cupboard; bedroom one built-in cupboard; bedroom two with built-in cupboard and ensuite shower room with WC, washbasin and shower cubicle; bedroom three with fitted wardrobes; and bathroom with rolltop bath with mixer tap and shower spray, WC, washbasin and shower cubicle.

## Outside

There is a pretty front garden with a picket fence and gate, a path to the entrance door, borders stocked with flowering plants and shrubs, and a cobblestone driveway leading to a gravelled driveway with parking for three cars leading to the double garage and a gate to the rear garden. The double garage has two remote controlled doors, power, light and door to rear garden. There is an approximately 80ft delightful westerly facing rear garden with a patio and steps to a lawn with borders stocked with flowering plants and shrubs, tree, pond, summer house and gate to a vegetable plot, greenhouse, compost area and further shrubs.

## Agents Note

The property is freehold and in council tax band G, and benefits from double glazing to the rear and secondary glazing to the front, oak flooring to entrance hall, sitting room and dining room, gas central heating, and mains gas, electric, water and drainage. Please note that the neighbour has a right of access across the beginning of the driveway.

A charming and beautifully presented Grade II listed detached cottage with period features and exposed beams, a pretty 80ft westerly facing rear garden, driveway and double garage. Conveniently located close to the heart of the sought-after, picturesque and historic village of Wrotham with its local amenities, and only approximately 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

- Charming Detached Grade II Listed Cottage
- Beautifully Presented Accommodation
- Sought-After Village Location
- Approximately 80ft Westerly Rear Garden
- Driveway & Detached Double Garage
- Two Receptions, Kitchen/Breakfast Room
- Utility Room, Cloakroom
- Three Bedrooms, Ensuite, Bathroom
- Convenient for Local Amenities in Village
- One Mile to Station (37 minutes to London)





## Location

As you approach the home via its stunning cottage garden you would be forgiven for thinking that you are in a rural setting when in fact, the village high street is only a few hundred yards up the road. The village offers a village shop, hairdressers, a popular primary school, secondary school, recreation ground with an excellent children's play area, cricket pitch, three 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 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 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.

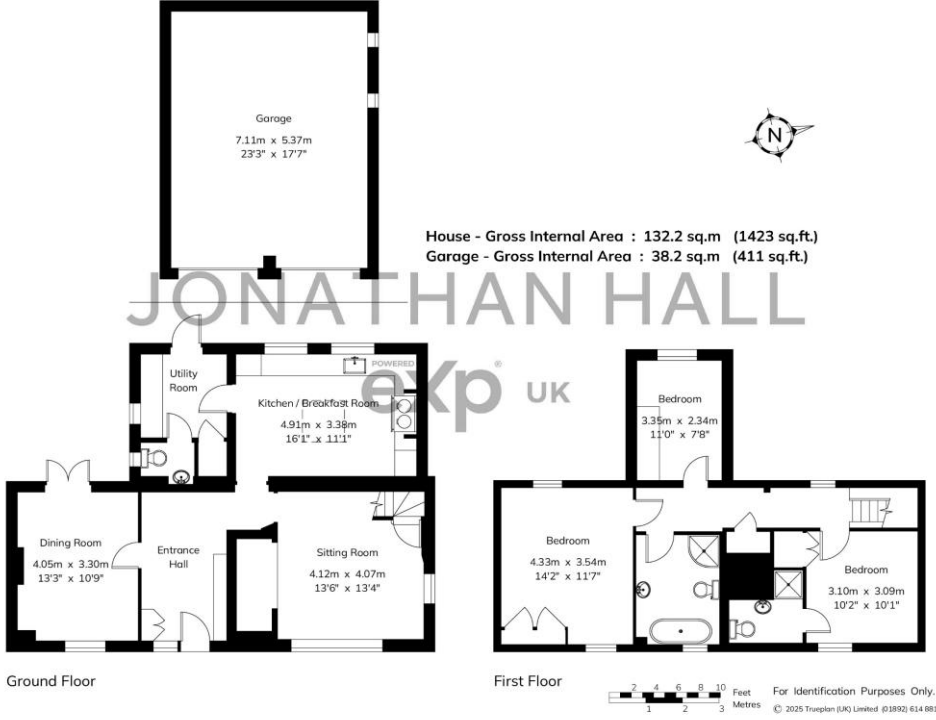
The M26 and the M20 can both be accessed within 1.4 miles.



*A charming and beautifully presented Grade II listed detached cottage, located close to the heart of the sought-after and historic village of Wrotham*







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) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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If you need get in touch, please contact me on  
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