



JONATHAN HALL

POWERED BY
exp® UK

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

Price range: £950,000 - £1,000,000

jonathanhall.exp.uk.com



A charming and spacious Grade II listed attached house with a wealth of period features including exposed beams and inglenook fireplaces, front garden with a large driveway accessed via electric gates, a double garage, a pleasant rear garden and NO ONWARD CHAIN. Located close to the heart of the sought-after, picturesque and historic village of Wrotham with its local amenities, and within one mile from Borough Green with its wide range of local amenities, including a railway station, with services to London Bridge from only 37 minutes.

Summary

- Charming & Spacious Attached House
- Grade II Listed with Period Features
- Three/Two Receptions, Kitchen/Break Room
- Five/Six Bedrooms, Two En-suites, Bathroom
- Pleasant and Secluded Gardens
- Large Driveway & Double Garage
- Sought-After Village Location
- Convenient for Local Amenities
- One Mile to Station (37 minutes to London)
- No Onward Chain

Accommodation

Ground floor: entrance hall with stairs to first floor; dining room with inglenook fireplace and front entrance door; sitting room with inglenook fireplace and built-in cupboard; family room/bedroom with inglenook fireplace and en-suite bathroom with roll-top bath, washbasin and WC; boot room with base cupboards, worktops, shelves and door to the rear garden; kitchen/breakfast room fitted with a range of wall and base cupboards and drawers, worktops, sink with a mixer tap, range style cooker with oven and five ring gas hob, spaces for wine-cooler and dishwasher, built-in cupboard housing the boiler and door to rear garden; and utility/cloakroom with WC, washbasin and space for washing machine.

First floor: landing with door to staircase to second floor, large principal bedroom with fireplace, en-suite bathroom split into two rooms one with WC and washbasin and one with a roll-top bath and washbasin, and a large dressing room with fitted wardrobes; bedroom two with ensuite shower room with shower and washbasin; bedroom/study with built-in wardrobe; and separate WC with washbasin.

Second floor: landing with built-in cupboards; bedroom with vaulted ceiling and a large built-in cupboard; bedroom with vaulted ceiling, bathroom with bath, washbasin and WC.

Outside

The pleasant and secluded front garden has a large gravel driveway, accessed via a pedestrian gate and electric double gates, leading to an Oak framed double garage with an electric door, a lawn, a variety of plants and shrubs, trees including a beautiful Cedar tree to the front of the property and a side gate leading to the rear garden. The pleasant and secluded rear garden has a patio leading to the remainder of the garden which is mainly laid to lawn and mature hedging.

Agents Note

The property is freehold and in council tax band G, and benefits from gas central heating, and mains gas, electric, water and drainage. The vendor informs us they have a right of way over the neighbour's drive to access the property and they have planning permission to extend the kitchen.





Location

Wrotham village 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 within 1 mile.



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

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.



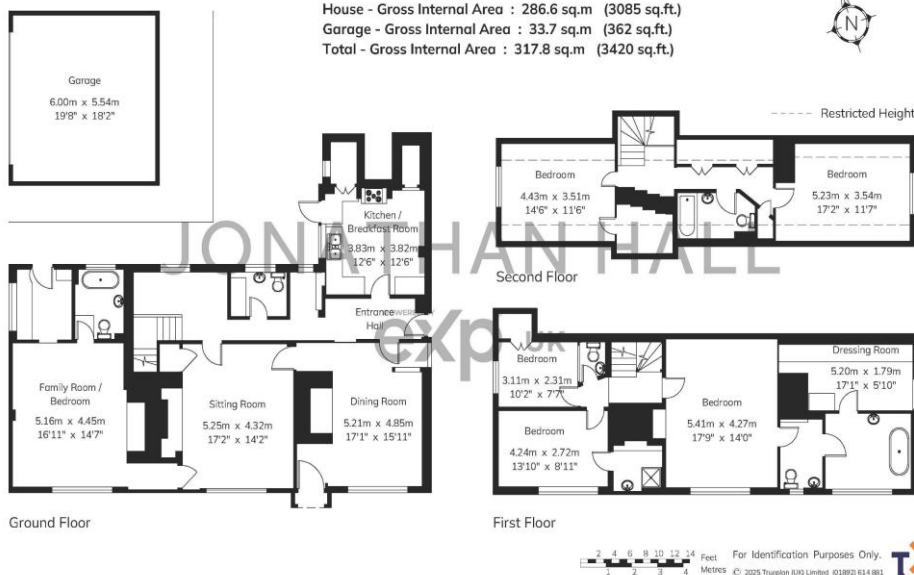
A charming and beautifully presented Grade II listed link-detached house, with a large driveway, double garage and pleasant gardens; located close to the heart of the sought-after and historic village of Wrotham.







House - Gross Internal Area : 286.6 sq.m (3085 sq.ft.)
Garage - Gross Internal Area : 33.7 sq.m (362 sq.ft.)
Total - Gross Internal Area : 317.8 sq.m (3420 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		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

JONATHAN HALL

POWERED BY
exp [®] UK

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

