



JONATHAN HALL

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

Guide Price: £1,400,000

jonathanhall.exp.uk.com



A charming attached property comprising a period cottage, believed to be a former forge, with a stunning large oak framed barn style extension, delightful rural views, double garage, large driveway, pleasant southerly facing garden and NO ONWARD CHAIN. Located in a tucked away position 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 railway station, with services to London from only 37 minutes.

Summary

- Charming Attached Period Cottage
- Stunning Oak-Framed Barn Style Extension
- Delightful Rural Views
- Kitchen/Dining/Sitting Room, Family Room
- Four Bedrooms, Three Bath/Shower Rooms
- Pleasant South Facing Garden
- Large Driveway & Double Garage
- Sought-After Village with Local Amenities
- One Mile to Station (37 minutes to London)
- No Onward Chain

Accommodation

Accommodation: entrance hall with oak and glazed staircase, dual-aspect and open-plan kitchen/dining/sitting room with vaulted ceilings, stunning contemporary kitchen with quartz worktops, built-in oven, built-in microwave, built-in wine cooler, built-in hob with downdraft extractor fan, integrated dishwasher, two sets of bi-fold doors to garden and bi-fold doors to decking with delightful rural views; utility room with fitted cupboards, integrated fridge/freezer, space for washing machine and door to garden; cloakroom with WC and washbasin; family room with the former forge fireplace with large bellows and wood burner, exposed iron stone wall, part vaulted ceiling, beams; bedroom with double doors to garden and staircase to vaulted dressing room with built-in cupboards and vaulted bathroom with roll-top bath with mixer tap and shower spray, washbasin and WC; dual-aspect bedroom with door to garden and bi-fold doors to decking with delightful rural views and Jack-and-Jill' shower room with shower, WC and washbasin and door to bedroom with bi-fold doors to decking with delightful rural views; and first floor with landing, dual-aspect bedroom with vaulted ceiling and rooflight windows with delightful rural views; and bathroom with rolltop bath, separate shower, vanity wash basin, WC and eaves access.

Outside

There is gravel driveway, which the neighbours have access over, leading a large private gravel driveway, an attached double garage, pleasant southerly facing garden with a paved patio, lawn, and decking which continues around part of the property to bar and delightful rural views to the east boundary, and a secluded patio with a resistance swimming spa.

Agents Note

The property is freehold, in council tax band G, and benefits from double glazing, gas central heating with underfloor heating to the ground floor of the extension, electric heating to the cottage and mains gas, electric, water and drainage.





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 attached period cottage with a stunning large oak framed barn style extension, delightful rural views, a double garage, a large driveway, a pleasant southerly facing garden and NO ONWARD CHAIN.



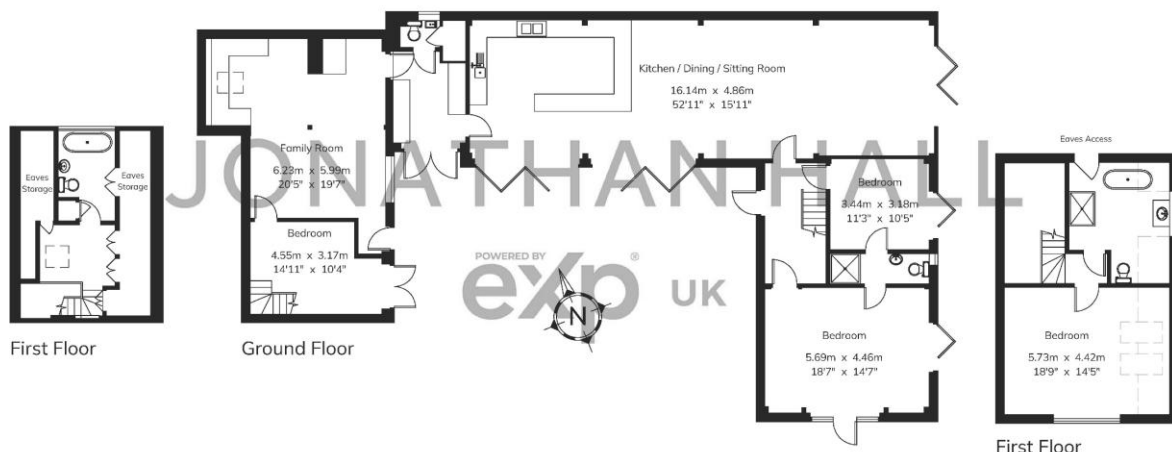




House - Gross Internal Area : 272.3 sq.m (2931 sq.ft.)

Garage - Gross Internal Area : 36.7 sq.m (395 sq.ft.)

Total - Gross Internal Area : 309 sq.m (3326 sq.ft.)



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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.

| Energy Efficiency Rating | | |
|---------------------------------------------|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92 plus) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 83 | 89 |
| EU Directive 2002/91/EC | | |

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