



JONATHAN HALL

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High Street, Wrotham, Sevenoaks, Kent, TN15 7AA

Price Range: £750,000 - £800,000

jonathanhall.exp.uk.com



A charming and beautifully presented Victorian detached cottage, cloakroom, sitting room, family/dining room, a stunning kitchen/breakfast room, four bedrooms (two with reverse cycle A/C), a luxury bathroom, block-paved driveway and a delightful westerly facing garden. Located in a tucked-away position in the heart of the sought-after historic village of Wrotham with its local amenities, and only approximately 1.2 miles from Borough Green with its wide range of local amenities, including a railway station, with services to London from only 37 minutes.

Summary

- Charming Victorian Detached House
- Beautifully Presented Accommodation
- Two Receptions, Kitchen/Breakfast Room
- Four Bedrooms, Luxury Bathroom, WC
- Driveway for Several Cars
- Delightful Westerly Facing Garden
- Tucked-Away Position
- Heart of Sought-After Historic Village
- Convenient for Local Amenities
- 1.2 Miles to Station (37 minutes to London)

Accommodation

Ground floor: entrance hall with stairs to first floor, built-in cloak cupboard; cloakroom with wash-hand basin and WC; sitting room, under-stairs cupboard, fireplace with wood burner and oak flooring; family/dining room with roof lantern, French doors to garden and porcelain tiled flooring; a stunning kitchen/breakfast room with a contemporary range of wall and base cupboards and drawers, granite/quartz worktops and breakfast bar, two sinks with mixer taps, one with a waste disposal and one of which is a filtered boiling water tap, halogen hob with down-draft extractor, two built-in ovens and built in combi-microwave oven, integrated fridge/freezer, integrated dishwasher, cupboard with space for washing machine and tumble dryer, porcelain tiled flooring and a door to the garden.

First Floor: landing with stairs to second floor; bedroom one with reverse cycle A/C and built-in wardrobe/cupboards; bedroom two; bedroom three with cupboard housing Worcester gas fired combi-boiler; luxury family bathroom with Jacuzzi-style bath, separate shower cubicle, double washbasins with drawers below, WC and chrome heated towel-rails.

Second Floor: landing/dressing room with fitted wardrobe/cupboards and window with views to the church and access to eaves storage and an open doorway to a bedroom with reverse cycle A/C and access to eaves storage.

Outside

Paved driveway providing parking for several cars leading to the entrance door and a large sliding gate leading to a delightful westerly facing garden measuring 44ft x 35ft, with an Indian sandstone paved patio leading to an artificial lawn and borders stocked with a variety of flowering plants and shrubs, a tree and a shed/summer house and an additional paved area with an outside tap and butler sink.

Agents Note

The property is freehold, in council tax band F and benefits from gas central heating, and mains gas, electricity, water and drains. The vendor informs us that they have a right of way over the beginning of the shared driveway to access their private driveway.





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 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.

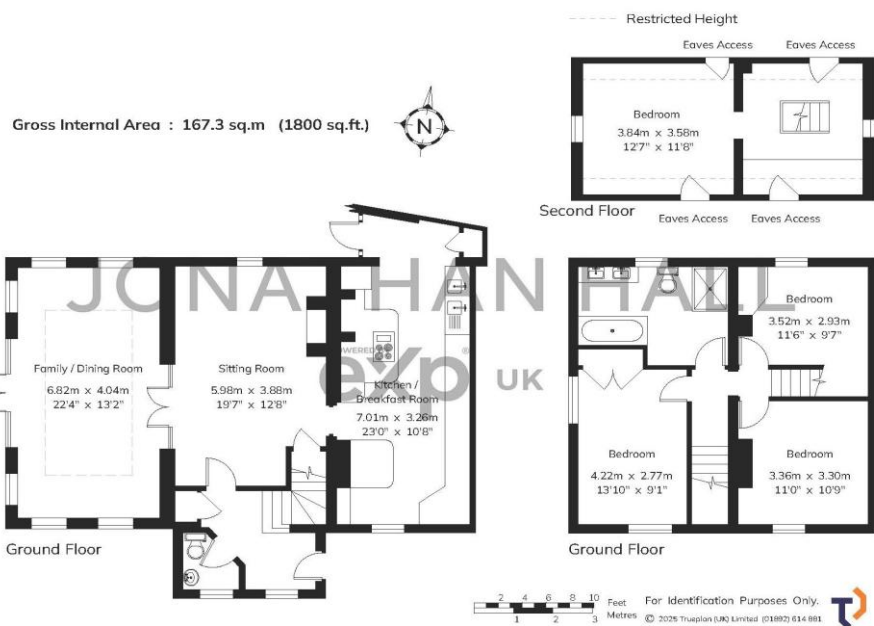
The M26 and the M20 can both be accessed within 1.4 miles.



A charming and beautifully presented detached cottage, with a driveway for several cars and a delightful westerly facing garden; located in tucked-away position in 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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