



High Street

Wrotham, Kent, TN15 7AB Freehold



Guide Price £325,000

A unique two bedroom period property set in a former school house located in the heart of this historic village. Wrotham comprises local shop, pubs, primary school, secondary school, cricket pitch, recreational ground with play area, football and basketball court are all close by. The property itself offers open plan living space with high ceilings, feature brick wall and kitchen area; two bedrooms, bathroom, gated parking and no onward chain.

Overview

- Historic village of Wrotham
- Two bedroom house
- Open plan living space with high ceilings
- Kitchen area with integrated appliances
- Two bedrooms
- Upstairs bathroom
- Wrotham recreational grounds within 300 meters
- Parking
- No onward chain
- Council tax band C

Description

Nestled in the charming village of Wrotham this stunning period property is set in the converted Old School Mews in the centre of the village.

After entering the property you are into the entrance hall with stairs leading to the first floor, decorative tiles on the floor and a very handy storage cupboard; a great feature of the property is the open plan living room with high ceilings and feature exposed brick wall and designated kitchen/dining area. The kitchen/dining area is elevated and comprises wall and base units, laminate worktops, sink with drainer, electric hob with extractor over, integrated oven, built in dishwasher, space for washing machine, space for fridge freezer and dining table.

Upstairs the landing leads to the master bedroom with part vaulted ceilings and Velux window; bedroom two with built in storage and bathroom with bath with shower over and glass screen, vanity wash basin, W/C and heated towel rail.

Externally there is a secure parking space set behind electric gates accessed via West street and a pathway leading to the High Street, although there is no out side space, Wrotham recreational grounds are located within 300 meters with football pitch, play area and basketball court.



Location

A stand out feature is the location, Wrotham is a village steeped in history, sitting on the foot of the North Downs and is one the prettiest villages in Kent. Old School Mews is conveniently located in the heart of the sought-after village with its local shop, popular primary school, secondary school, recreation ground with play area and football/basket ball court; cricket pitch, church, three pubs and countryside on its doorstep.

Borough Green is located south of the village and offers a wider range of amenities including shops, restaurants,

take-aways, pub, bar, primary school, churches, doctors, dentists, Reynolds Retreat (gym, country club, restaurant and spa) and mainline station (with services to London Bridge in approximately 37 minutes), is approximately 1.1 miles away.

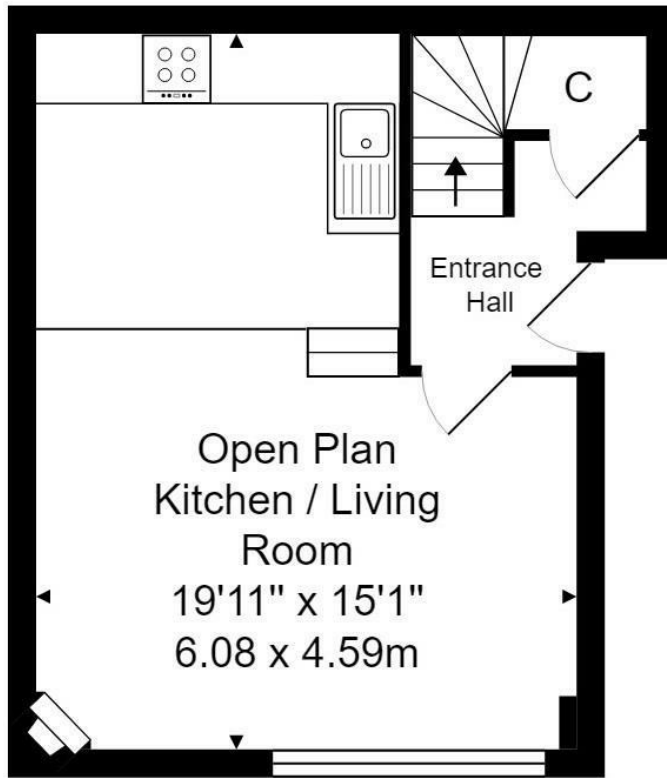
Sevenoaks town centre, with its comprehensive shopping, education and leisure facilities; and mainline station (with fast services to London), is approximately 7.5 miles away.

The M20 and the M26, both linking to the M25, can both be accessed within 1.3 miles.

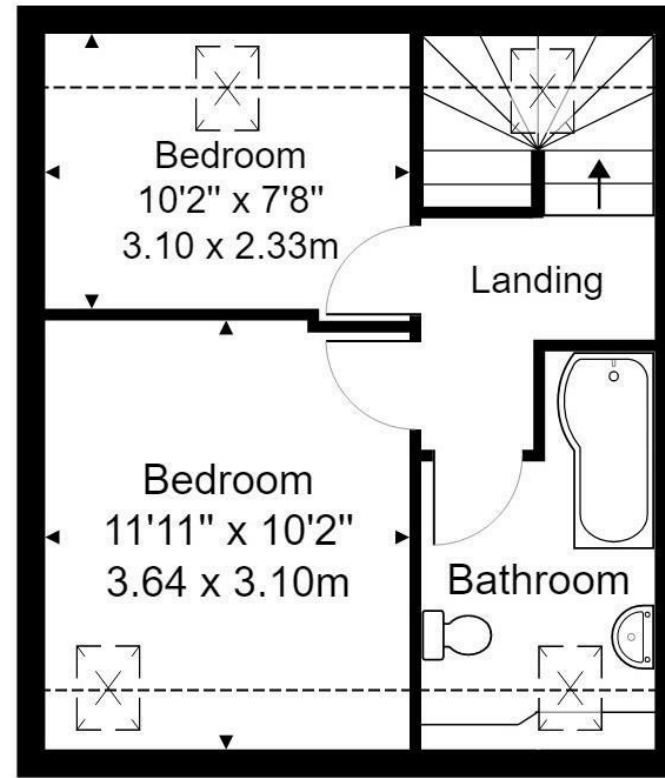
Agents notes

There is a £350 pounds per year maintenance charge.





Ground Floor



First Floor

Approx. Internal Floor Area 650 sq. ft / 60.4 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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