



## 9 Battlefields

Wrotham, Kent, TN15 7BY Freehold



Price Range £450,000 to  
£475,000

**£450,000 to £475,000 Rural views over a historic battlefield located in a village steeped in history. This three bedroom semi-detached home has been modernised to a beautiful standard including the garden. The open plan sitting/dining room has two feature fireplaces, stunning modern kitchen with views of the garden and gorgeous bathroom. Upstairs there are three bedrooms with two having built in storage. Externally parking for three cars to the front and side access to a great garden and lovely place to unwind backing onto countryside; located in the sought-after historic village of Wrotham.**

### Overview

- Modernised semi-detached house
- Stunning views over countryside
- Open plan sitting/dining room
- Stunning kitchen
- Modern bathroom
- Three bedrooms
- Westerly facing 90ft landscaped rear garden
- Parking for three cars
- Gas central heating, double glazing and solar panels
- Council tax band D

### Ground Floor

#### Entrance hall

Stairs leading to the first floor and cupboard.

#### Sitting/dining room

21'4 max x 12'7 max

Open plan with double glazed windows to the front with shutters, two feature fireplaces and door to kitchen.

#### Kitchen

8'6 x 8'0

Modern kitchen with wall/base units, worktop with sink and drainer, oven, gas hob with extractor over, (integrated fridge/freezer, washing machine and dishwasher), cupboard under stairs and door to garden.

#### Bathroom

7'4 x 4'10

Bath with shower over and glass screen, WC, vanity wash basin and heated towel rail.

#### First Floor

#### Landing

Window to rear with views over the garden and doors to the bedrooms



### Bedroom one

15'7 x 9'3

Feature fireplace, double glazed window to front with shutters and built in wardrobes.

### Bedroom two

11'7 max x 8'10 max

Double glazed window with shutters and built in wardrobe.

### Bedroom three

8'10 x 7'9

Double glazed window with shutters.

### Externally

#### Front garden

Blocked paved drive for three cars, bin stores and rear access to the garden.

### Rear garden

93 x 33

Backing onto countryside and views of the North Downs this garden is set over different levels, with lawn, patios, flowerbeds, sheds, external lights and garden tap.

### Location

Wrotham village benefits from its village shop, popular primary school, secondary school, recreation ground, cricket pitch, church, several pubs and beautiful countryside walks.

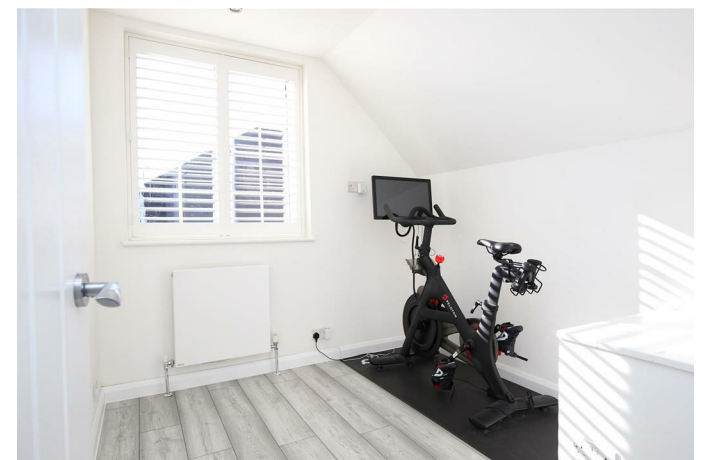
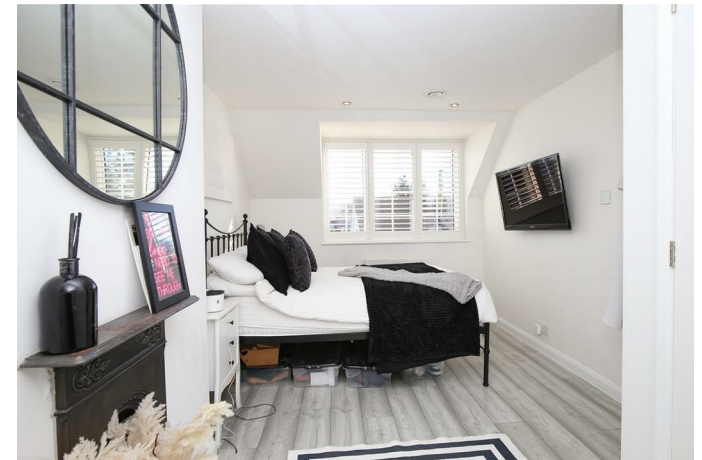
Borough Green with its variety of shops, restaurants, take-aways, pub, bar, primary school, churches, doctors, dentists, Reynolds Retreat (gym, country club, restaurant and spa) and mainline railway station (with services to London Bridge in 37 minutes and Maidstone town centre in 15 minutes is approximately 1.6 miles away by car.

Sevenoaks town centre with its comprehensive shopping, educational and leisure facilities and main line station (with fast services to London) is approximately 7.4 miles away.

The M20 and the M26, both linking to the M25, can both be accessed within 1.7 miles

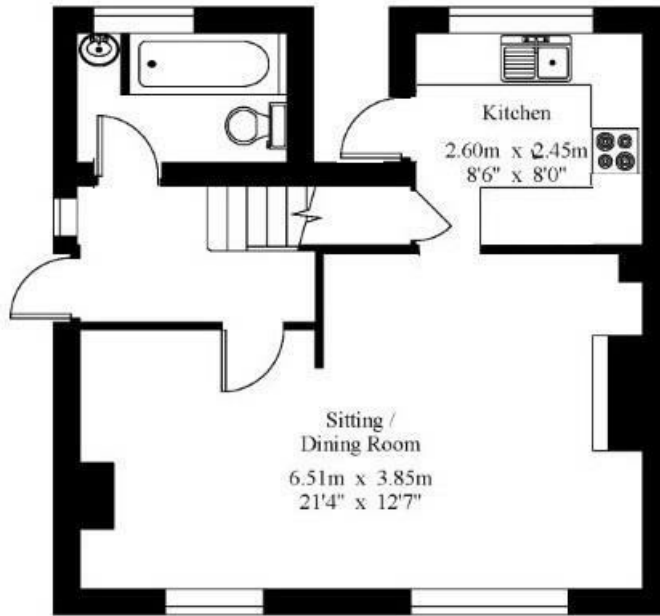
### Additional information

The property is a freehold house built of standard construction of brick and mortar with a tiled roof, gas central heating, double glazing and solar panels, there is gas and electricity to the property and its connected to the main drains for sewage. Local Authority Tonbridge and Malling Council Tax Band: D Annual Price: £2,064 (avg). Conservation Area No Flood Risk Very Low - Mobile Coverage EE, Vodafone, Three, O2 - Broadband Basic 9 Mbps Superfast 49 Mbps Ultrafast 1000 Mbps - Satellite / Fibre TV Availability BT and Sky. There are solar panel are owned outright with a feed in tariff from British Gas which generate around £800 to £1000.

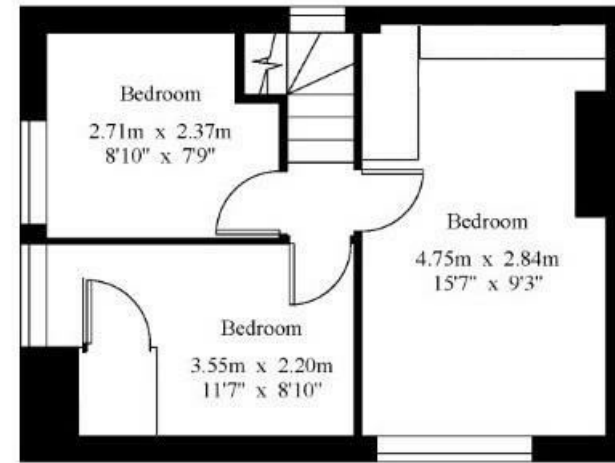


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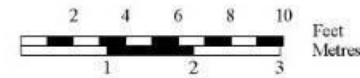
Gross Internal Area : 69.7 sq.m (750 sq.ft.)



Ground Floor



First Floor



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