



The Oast House Kemsing Road

Wrotham, Kent, TN15 7BU Freehold

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Offers Over £675,000

Character and charm in idyllic Kent countryside, this three bedroom picturesque Oast house is beautifully presented and located on the outskirts of the historic village of Wrotham.

Overview

- Attached Oast house in rural position
- Three bedrooms
- Sitting room with views of the garden
- Dining room with fireplace
- Kitchen
- Bathroom with bath and shower
- Roundel room with views
- Driveway and garage
- Southerly facing rear garden
- Council tax band F

Description

Entering this stunning property via the garden, this impressive Oast house has an abundance of charm waiting to be discovered.

Entrance hall

Exposed beam, stairs to first floor with cupboards under.

Sitting room

17'0 x 10'4

Exposed brick, beams, double glazed window with views over the garden

Dining room (in roundel)

15'9 x 15'9

Bright and light with dual aspect, open brick fireplace and tiled hearth, beams, period cast iron radiator and cupboard housing meters.

Kitchen

16'2 x 8'5

Wooden worktops, butler sink, electric hob with extractor over, electric oven, dishwasher, fridge, freezer, space for small dining table and door to garden.

First floor

Landing

Part galleried landing with beautiful views from the window over countryside, exposed beams and door to inner hall with stairs to the second floor of the roundel.

Bedroom one (in roundel)

16'0 x 16'0

Rural views towards the North Downs, exposed beams and period cast iron radiator.



Bedroom two

16'3 x 8'6

Feature fireplace with wooden mantle, wash basin and also benefits with views towards the North Downs.

Bedroom three

16'1 x 8'10 max

Further views of the North Downs and countryside, fitted wardrobe and wash basin.

Bathroom

10'8 x 7'2

Roll top bath, shower cubicle, wash basin, WC and heated towel rail

Second floor

Roundel room

16'0 x 16'0

Velux window with stunning views of countryside, currently used as an office but has been used as a bedroom.

Outside

Garden

100'0 max x 75'0 (45'0 min)

Southerly facing garden with pathway, mainly laid to lawn, patio, summer house, oil tank, borders with plants, shrubs and trees.

Out building

Brick built outbuilding with power, plumbing for washing machine, space for tumble dryer and storage. Separate W.C.

Driveway

Parking for two cars in front of the garage.

Garage

28'0 x 8'7

Up and over door, power and door to garden.

Location

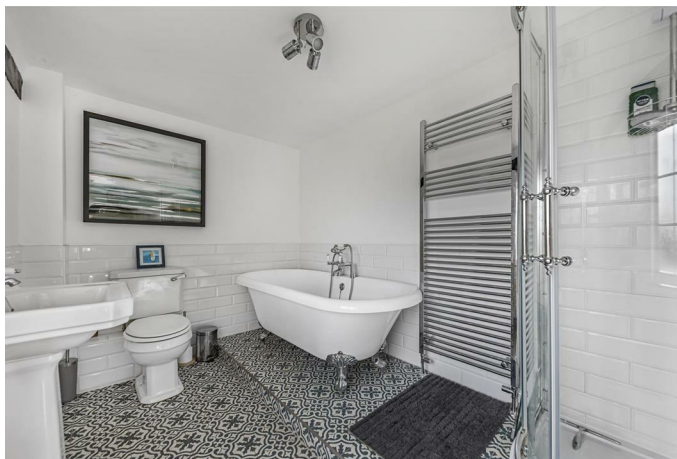
Wrotham village benefits from its village shop, popular primary school, secondary school, recreation ground, cricket pitch, church, several pubs and beautiful countryside walks.

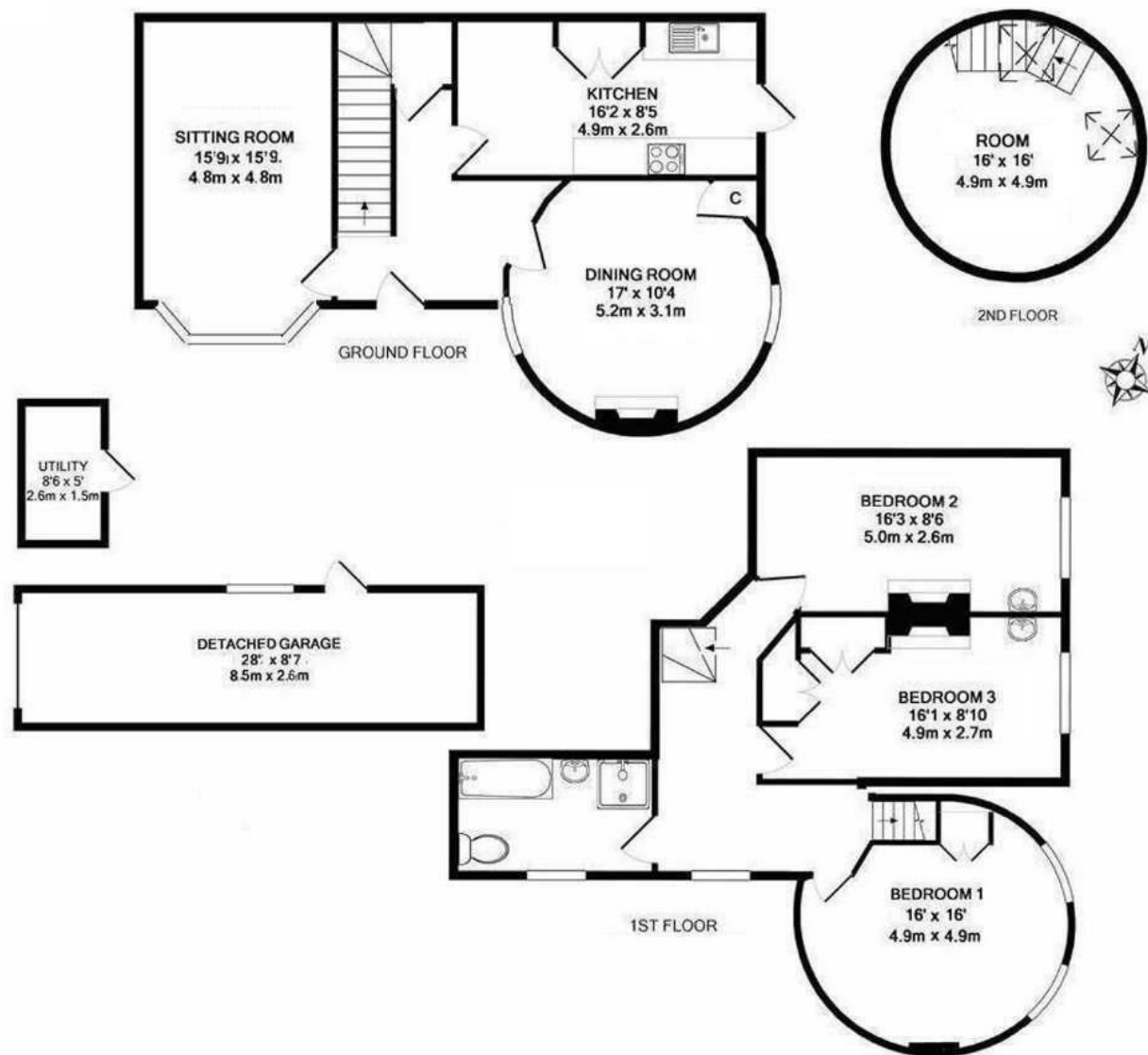
The neighbouring village of Borough Green with its variety of shops, restaurants, take-aways, pub, bar, primary school, doctors, dentists, Reynolds Retreat (gym, country club, restaurant and spa) and mainline railway station (with services to London Bridge in 37 minutes and Maidstone town centre).

The M20 and the M26, both linking to the M25, can both be accessed within 2.2 miles

Agents notes

The property is freehold, built of standard construction, has double glazing, oil fired central heating, electricity currently connected via Octopus, water via South East water, drains connect to a cesspit, broadband currently via BT. There is a flying freehold to back of the property where bedroom two is located.





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