



## 14 West Street

Wrotham, Kent, TN15 7AR Freehold



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Price Guide £239,995



**Price Guide: £239,995 - £249,995.** A charming period cottage set in the heart of this sought after historic village of Wrotham. The accommodation comprises sitting room and kitchen to the ground floor whilst to the first floor there is one double bedroom and modern bathroom. Externally the property benefits from a southerly facing courtyard garden.

### Overview

- Guide price £250,000 to £275,000
- Charming period cottage
- One bedroom
- Sitting room
- Kitchen
- Bathroom
- Southerly courtyard garden
- Village location
- Ideal first time buyers
- Chain free

### Description

Located just off the main village High Street, the property offers a welcoming reception room with fireplace with scope to open up to an open fire or wood burner and useful alcoves for storage. This in turn leads into the separate kitchen with plenty of cupboard space and built in appliances, splashback areas and Travertine stone tiled floors continue from the lounge area. The kitchen also gives access to the fantastic south facing courtyard style garden which is completely private.

Upstairs offers access off the landing to a double bedroom to the front with built in wardrobe space and alcove storage plus a bathroom with Jacuzzi style bath and rain style shower above. Tiled with the beautiful Travertine stone tiles as on the ground floor.





### Location

The property is within easy reach of the village centre and recreation ground. Wrotham is a popular and historic village on the Pilgrims' Way, at the foot of the North Downs and is designated as an area of outstanding natural beauty. It is one mile north of Borough Green and approximately five miles east of Sevenoaks. Its position between the M20 and M26 motorways provides easy access to London and the M25 motorway orbitals. The village of Borough Green offers a primary school, church, local shop, three public houses and a lovely open space. Wrotham & Borough

Green station is about one mile to the south with good commuter services to London. Borough Green also has an extensive range of amenities including good local shopping and leisure facilities.

### Viewing Arrangements

Viewings are strictly by appointment only via Kings.

### Directions

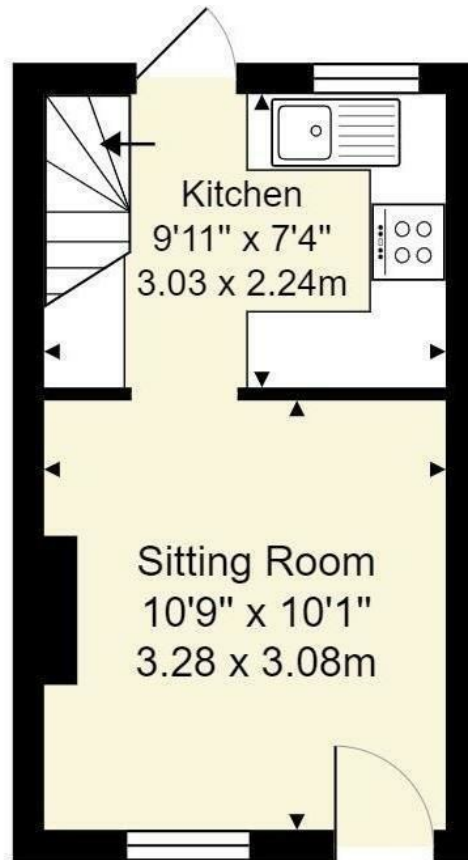
On entering Wrotham village, proceed along the High Street, passing the church on your right and turn left into West Street. The parking entrance will be found a short distance on the left. what3words location finder [\\tone.laws.stud](https://www.what3words.com/\\tone.laws.stud)

### Property information

Mains gas, electric, water and waste. The Local Authority is Tonbridge & Malling. The council tax band is C.







**Ground Floor**



**First Floor**

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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