



Iona Old London Road

Wrotham, TN15 7DJ Freehold



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Guide Price £675,000

This rarely available four bedroom detached family home located the historic village of Wrotham and within easy reach of the North Downs. The property has no onward chain.

Overview

- Detached family home
- Sought after village location
- Large reception Room
- Kitchen/diner
- Four bedrooms
- Elevated garden
- Driveway with parking
- Family bathroom & En suite
- Tile and wood flooring
- Chain free

Property Description

This well presented detached property is located in the historic village of Wrotham. The property has a dual aspect lounge with log burning stove. The kitchen/diner has a good selection of cupboards together with a range of integrated appliances. The ground floor has access to the integrated garage offering buyers the opportunity to convert to an additional room, subject to the relevant planning and building consents. Upstairs are four good size bedrooms with the master having an en-suite shower room. There is also a family bathroom. Outside there is a good size private rear garden with large patio. Steps lead to a further raised garden area with shrubs and flowers. The property has a garage and additional driveway parking.



Location

Wrotham, a picturesque village in Kent, benefits from a range of local amenities including a village shop, traditional pubs, a primary school, a church, and a well-regarded inn. The nearby village of Borough Green offers additional amenities such as cafes, a library, a doctor's medical practice, and convenience stores. Wrotham is exceptionally well connected, with easy access to the M20, M25, M26, and A20, making travel across Kent and to London straightforward. Gatwick Airport is reachable in approximately 40 minutes by car. Borough Green & Wrotham mainline rail station

provides regular services to London Victoria (about 50 minutes), London Bridge, and Charing Cross (around 40-50 minutes). Local primary and secondary schools serve the area, with grammar schools available in nearby Sevenoaks and Tonbridge. For more extensive shopping, dining, and entertainment, residents can visit Sevenoaks, West Malling, or the Bluewater shopping centre, all within a 30-minute drive.

Viewing Arrangements

Strictly by prior appointment with Kings

Directions

From our Borough Green office: Head east on Western Road/A227, continue to follow A227, turn left onto Borough Green Road, continue onto high street, turn left to stay on high street, the high street turns slightly left and becomes Old London Rd, the destination will be on the right. [wh3words location finder: ///year.factories.hobby](http://year.factories.hobby)

Property Information

Mains gas, electric, water and drainage. Council: Tonbridge & Malling. EPC rated C. Council tax band F.



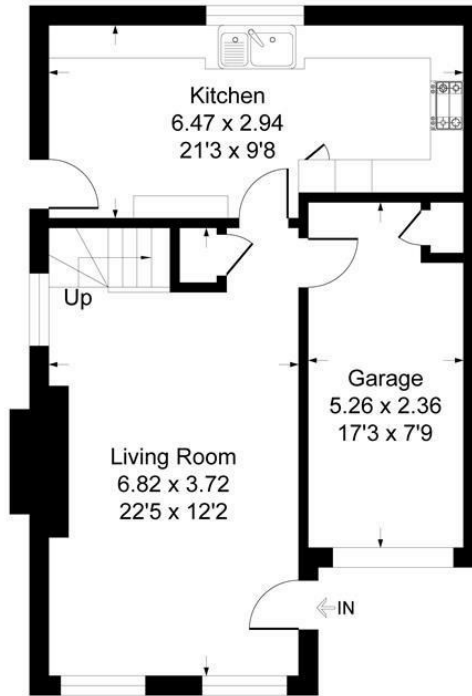
Iona, Old London Road, TN15 7DJ

Garden
17.10 x 10.50
56'1 x 34'5
(Approx)

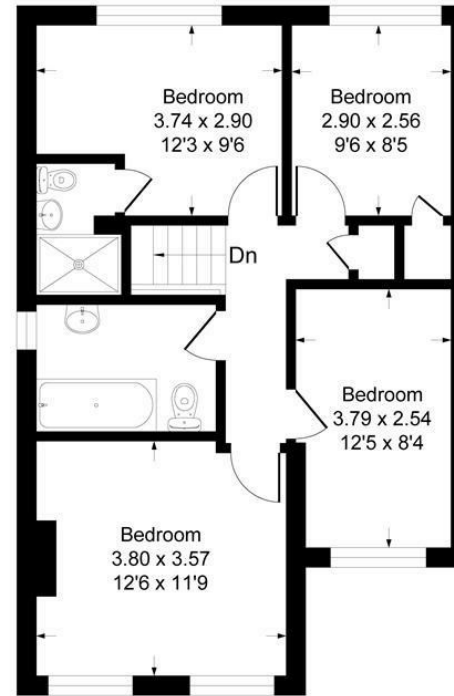
Approximate Gross Internal Area 101.6 sq m / 1095 sq ft

Garage = 12.4 sq m / 134 sq ft

Total = 114.1 sq m / 1228 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

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