



Bishops Lodge High Street

Wrotham, TN15 7AH Freehold

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Offers Over £1,150,000

A charming, superbly presented and spacious Grade II listed house, dated 1734, with the rear portion of the property dating from the 1600's. There is a large barn, an attached office/shop/potential annexe, a courtyard/driveway and a lovely southerly facing secluded garden.

Overview

- Substantial Detached Grade II Listed Family Home
- Six Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Kitchen/Diner
- Utility Room with Cloakroom
- Cellar With Wine Storage & Additional Storage
- Office Space Currently Being Rented as a Hairdressers
- Sought-After Village Location
- Large Garage with Storage Above

Property description

Step into a welcoming vestibule, leading to a spacious hallway featuring a staircase to the first floor, access to a generously sized cellar, and elegant oak flooring throughout. The drawing room includes an inviting open fire, charming French doors opening onto the garden, and beautiful oak floors, creating a warm and refined atmosphere. A separate sitting room boasts a lovely fireplace with a coal-effect gas fire, again complemented by rich oak flooring. At the heart of the home is the stunning kitchen/dining room with a bespoke fitted kitchen centred around a large granite-topped island. The house retains a wealth of period features including a magnificent inglenook fireplace with a wood-burning stove, exposed timbers, stone and oak flooring, and a trapdoor to the cellar. A practical utility room includes a pantry and a cloakroom. On the first floor is a spacious principal bedroom with exposed beams and direct access to the main bathroom. There are further double bedrooms two with charming period fireplaces and one with fitted wardrobes. A superb family bathroom features stone tile flooring, a roll-top bath, shower cubicle, twin washbasins and WC. On the second floor a vaulted landing doubles as a study, with original exposed beams. There are two more bedrooms each with vaulted ceilings and exposed beams, along with a modern shower room.



To the front, the property features a paved garden enclosed by wrought iron railings. A substantial barn/tandem garage with double doors, has stairs leading to a large first-floor store room providing exceptional storage and workspace potential. The paved driveway/courtyard, secured by double gates, offers ample off-street parking. To the rear lies a secluded south-facing garden (approximately 55ft x 44ft at its widest), with terracing, lawn, mature hedging, trees, grapevine, wisteria and outbuilding. A rear gate opens directly onto Bull Lane.

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

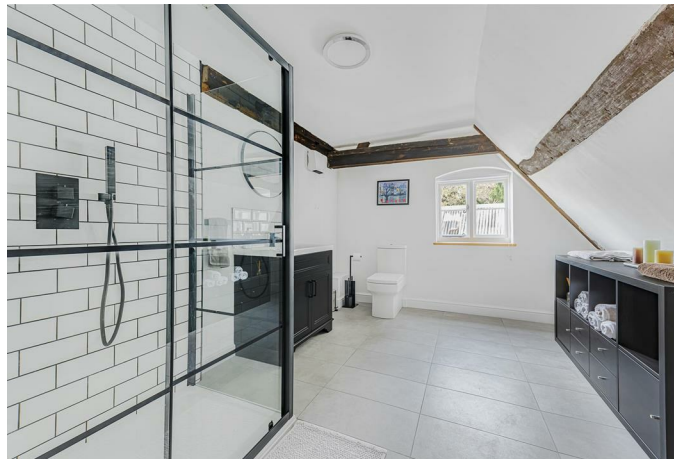
Viewings are strictly by appointment only via Kings.

Directions

From our Borough Green: 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, destination will be on the right. what3words location finder: [///moon.thigh.bridge](https://www.what3words.com/location/moon.thigh.bridge)

Property information

Mains gas, electric, water and drainage. Council: Tonbridge & Malling District Council. Council tax band G. EPC rated D.



Bishops Lodge, TN15

Approximate Gross Internal Area = 333.5 sq m / 3590 sq ft

Garage = 35.8 sq m / 386 sq ft

Outbuilding = 89.8 sq m / 966 sq ft

Total = 459.1 sq m / 5492 sq ft



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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