



## The Old Post Office High Street

Wrotham, TN15 7AD Freehold



Asking Price £550,000



**A spacious and charming Grade II listed family home, superbly-presented with an abundance of character features including exposed beams and open fireplace; southerly facing rear garden with parking and garage. Located in the sought after village of Wrotham.**

### Overview

- Attached character Grade II listed family house.
- Spacious accommodation of just under 1900 square feet
- Situated in the heart of Wrotham village
- Period features
- Three bedrooms
- Three reception rooms
- Modernised kitchen and 3 bathrooms
- Garden
- Garage and parking
- Basement and loft room

### Property Description

A fine example of a Grade II Listed property situated in the sought after village of Wrotham. Once inside this character home you will soon realise that despite being an older property there is real balance of period charm and functionality, with all modern conveniences catered for. As you can see from the floor plan and photos the accommodation is bright, spacious and is offered in excellent decorative order throughout and measures over 1800 square feet. To the ground floor you will find spacious living accommodation including, a large double reception, study, modern fitted kitchen, shower room and cosy front reception room with a feature exposed brick fire place. The property has also has access to a great size basement.

The property offers three generous double bedrooms, with the master bedroom having an ensuite shower room. Also to the first floor is a great size family bathroom with its period suite in keeping with the style of the property. The Vendors have also fully boarded the attic giving buyers further space for storage or further scope subject to relevant planning and building consents. This can be accessed via stairs from bedroom two. the property there is a large courtyard style garden with raised flower beds and the original outside toilet which is currently used as a potting shed. Also to the rear you will find off street parking with garage.





### Location

The location offers the best of both worlds. As you walk through Wrotham High Street you can easily see why the village is such a popular place to live. It is not just the peace and quiet or the character of the buildings and the stunning church that sits in the heart of the village; it is also how practical a place it is to live in. There are shops in the village to fulfil your day to day needs with more to choose from only a mile away in Borough Green High Street. If you commute to London then Borough Green Station is again only a mile away making it an easy walk for most. If you enjoy getting out and about into the countryside there are plenty of footpaths and byways that crisscross the surrounding area to explore.

### Viewing Arrangements

Strictly by prior appointment with 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: [///trapsnapsbody](https://www.what3words.com/#!/trapsnapsbody)

### Property Information

The property is freehold and Grade II listed. Connected to mains drains, water, gas and electricity. The local authority is Tonbridge and Malling and the council tax band is C. We

have advised by vendors have carried out extensive renovation to the house over the past couple of years to including the whole roof and flat roofs.

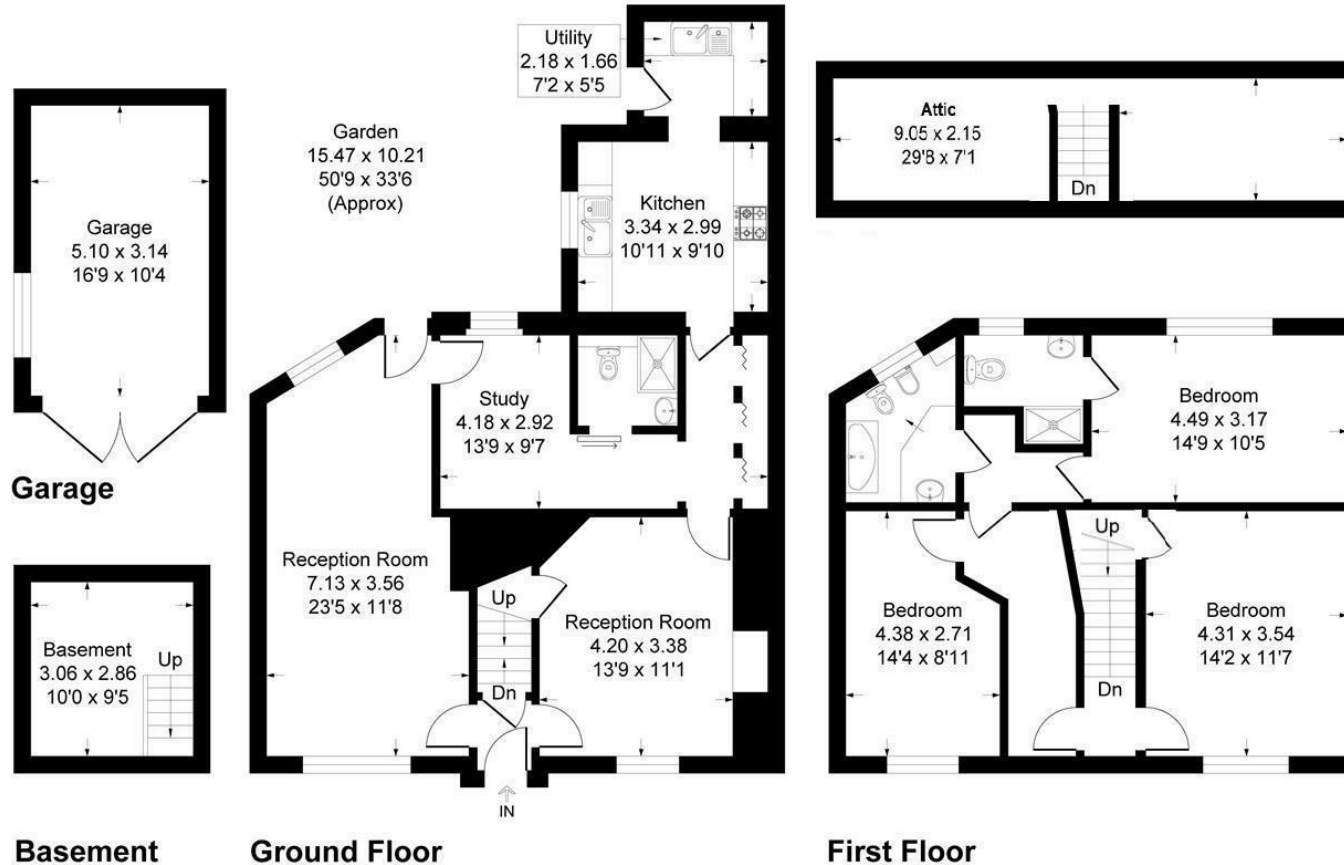


# The Old Post Office, TN15

Approximate Gross Internal Area 172.6 sq m / 1858 sq ft

Garage = 16.0 sq m / 172 sq ft

Total = 188.6 sq m / 2030 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.  
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