



BROOMSCROFT PLACE

Wateringbury ME18



ELEGANT GEORGIAN RESIDENCE IN GARDENS OF OVER AN ACRE

Nestled down a peaceful country lane close to the centre of Wateringbury village, this striking home boasts timeless architectural features including stone quoins and a traditional slate roof and is set over three floors spanning more than 3,700 sq ft.



Local Authority: Tonbridge & Malling Borough Council

Council Tax band: G

Tenure: Freehold



THE PROPERTY

The welcoming family room features a charming fireplace with a wood-burning stove. Opposite, the formal south-facing drawing room enjoys a feature fireplace and a bay window, perfect for enjoying the garden views. At the heart of the home is a spacious kitchen/breakfast room with a comprehensive range of cabinetry, granite worktops, large central island and integrated appliances. A cream AGA and range cooker provide both practicality and traditional charm. Bifold doors open into a glazed sun room with direct access to the outdoors. A well-equipped, along with a cloakroom completes the ground floor accommodation.

The lower ground floor includes a sitting room with fireplace which leads into a bright and elegant orangery. With its south-facing outlook over the garden, this is a tranquil spot to unwind and has French doors leading to the terrace. This floor also includes two storage rooms and a versatile additional bedroom, also suitable for use as a home office, guest room, or hobby space.







1ST FLOOR & LOCATION

On the first floor, the dual-aspect principal bedroom enjoys a stylish en-suite bathroom. Three further bedrooms, two of which feature fitted wardrobes, are served by two additional contemporary bathrooms, making this an ideal family layout.

Situated in a conservation area in the heart of Wateringbury village, Broomscroft Place is ideally situated to enjoy all the benefits of the countryside, yet being conveniently located close to road and railway links. Wateringbury has a lively community and benefits from a village hall, post office, convenience store and tea room/antiques store as well as a good primary school and railway station.

Wateringbury station serves Paddock Wood and Maidstone West. Alternatively, West Malling station (4.7 miles) serves London Victoria/Charing Cross and London Bridge. The M20 provides access to the M26/M25 motorways and thence the motorway network beyond.

Maidstone and Tonbridge both have well regarded grammar schools for boys and girls. Independent schools include Tonbridge School, Kings Rochester, Sevenoaks School, Sutton Valence School and numerous preparatory schools in the Tonbridge and Sevenoaks area.







GARDEN & GROUNDS

Externally, the gardens are beautifully landscaped, featuring mature trees, flowering shrubs, and a variety of attractive elements throughout and extend to over an acre.

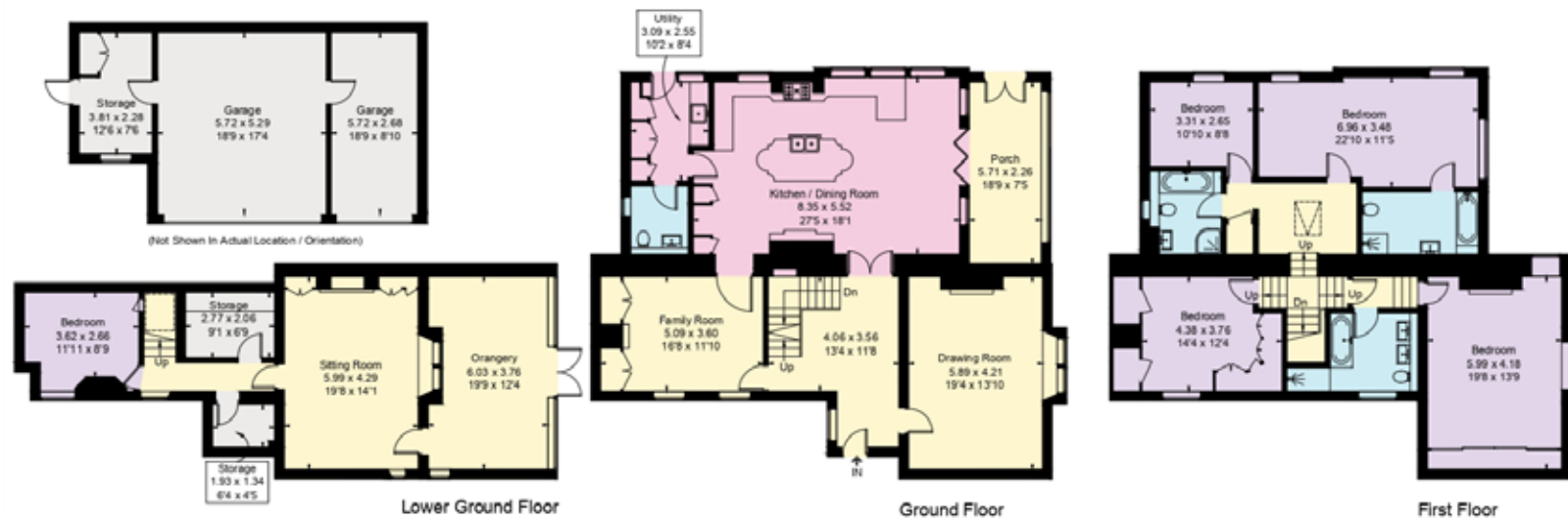
A charming pond adds to the tranquil atmosphere and enhances the garden's appeal. A lower ground floor terrace opens to a semi-walled garden with access to the driveway, while a first-floor terrace with elegant stone balustrades offers a picturesque setting for relaxing or entertaining.

The property benefits from a detached double garage with an adjoining storage room.





Approximate Floor Area = 346.9 sq m / 3734 sq ft
 Outbuilding = 55.8 sq m / 601 sq ft
 Total = 402.7 sq m / 4335 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #92858

Approximate Gross Internal Area = 346.9 sq m / 3734 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. (ID767266)



Matthew Hodder-Williams

M: +44 7929 793 159 T: +44 17 3274 4460

E: matthew.hodder-williams@knightfrank.com

Knight Frank Sevenoaks

113-117 High Street, Sevenoaks, Kent TN13 1UP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2025. Photographs and videos dated June 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

