



Ibbett Mosely

Regency Lodge London Road, Wrotham
Heath, Kent, TN15 7RU



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This much loved and high quality detached bungalow offers great space, high end finishes in a beautiful private garden.

Modernised throughout in a classic style this truly is one of those properties to walk in and place furniture to start your new chapter.

Guide Price £950,000

- Much Cherished Detached Bungalow
- Outdoor Covered Heated Swimming Pool & Hot Tub
- Double Garage with Electric Doors
- Accompanied Viewing Tours
- Private Secure Plot
- Master Suite with Ensuite Bathroom
- Potential Roof Space Development (STPP) EPC D
- High End Finish
- Beautiful Gardens with Summerhouse
- Utility with Traditional Range

A SUPERBLY appointed and presented DETACHED bungalow that is a real credit to its owner. Set in private grounds with ELECTRIC GATED entrance and sweeping drive to plenty of parking space and DOUBLE GARAGE. High hedged frontage ensures full privacy.

Beautiful gardens surround the house and over the years has been a very sociable space with large patios, SUMMERHOUSE, covered heated SWIMMING POOL and HOT TUB.

Situated on the borders of Addington and Wrotham Heath the property is well connected to both Borough Green and West Malling hubs with MAINLINE STATIONS to London's WEST END and CITY. The motorway network is a short distance away with access to the M20 and M26.

Description

What a great start to this fantastic home with electric gates leading to a sweeping drive in front of the bungalow to a large parking area for multiple cars, alternatively a double garage with electric doors to protect a collectable or cosseted vehicle.

Apart from the appealing look of the bungalow one its main features is the notable privacy afforded by the high hedges and walled boundaries a general feeling of relaxation

becomes apparent. Entrance to the wonderful bungalow is via the modern 1 1/2 doors into a light and bright hallway setting the tone of the high end modern classical finish. Tiled floors with upstand edging and modern colours of white and grey lead you centrally into this well laid out home. The entrance space brings you to the bedroom area where you will find a large double bedroom with bow window to the front, modern shutters have been fitted throughout most of the house, a large bank of wardrobes to one wall solves the storage needs and the bright décor continues. To the rear left of the bungalow is the principal bedroom. A very nice sized room offers serenity with access to the garden patio doors via full length shutters controlling the light, a double built in wardrobe to one wall and access to the large fully appointed ensuite. With a full sized modern bath, walk in glass framed double sized shower cubicle, sculptured sink vanity unit and floating modern wc. Accent tiling above the sink and bath give this room a very stylish finish. Next to this is another double bedroom with a similar outlook to the rear and the fourth bedroom is currently being used as a study overlooking the front next to the front door. A family shower room with stunning calacatta marble walls, large walk in wet room glass framed shower cubicle and modern sink and wc looks as does all the property that it has hardly seen use.

The reception spaces start with a front to back sitting room with parquet block wood flooring, bow window to the front and patio doors to the rear with those shutters continuing the modern theme. A very nice wood burning stove provides a cosy heat to a cold day when required and this space can be used in a zonal way to offer different purposes. Next is the high end sociable kitchen diner which is again front to back with a bow window to the front and door to the rear garden. A modern gloss finished kitchen with curved designed finishes and quality granite worksurfaces over. A really well connected space to the dining area and breakfast bar for less formal dining. A secondary kitchen area is also provided housing the traditional Aga, wine fridge and more storage and prep space, ideal for social garden catering as it offers access to the front and side areas. A further WC to the rear of this room is ideal for those in the garden.

Externally the garden wraps around the bungalow that sits centrally in its plot. Beautifully planted with lawn and borders including a summer house to the corner and a hidden vegetable patch behind the bordering trees. The 'piece de resistance' has to be the large raised patio that runs length of the bungalow to the rear housing the sunken covered heated pool and hot tub, used daily by the family and visiting grandchildren. A fantastic social space with room to sit and wrapped by a glass and stainless steel balustrade. Further down the raised patio is an external shower and a door that offers access to the cleanest garage I have seen with utility space for washing machine and tumble drier. Electric doors mean this is very useable and could be utilised in any extension options to be taken up. On that note the loft space runs almost the full length of the bungalow and has benefited from a new roof. This offers stand up space and seems to be an obvious possible development opportunity with the potential for multiple rooms to be added subject of course to planning being agreed.

We cannot wait to show you round this high quality home.

Location

The property sits on the edge of Addington and Wrotham Heath and offers great access to the motorway network of the M26 / M20. Local restaurants and Hotels are nearby offering

health club facilities and it is a very short distance from Wrotham Heath Golf Club.

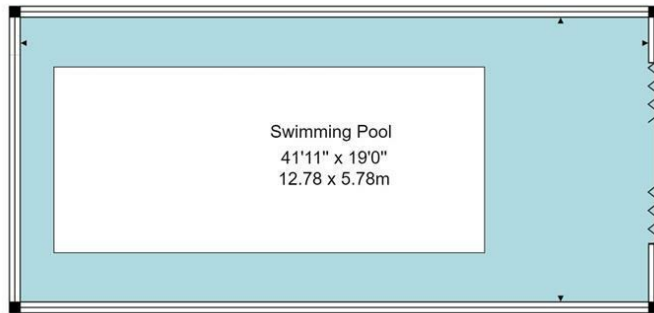
Borough Green is a short distance away off approx. 2.5 miles from the centre of the village, convenient for all amenities and the station. Borough Green is a lively local community with an excellent range of local shops (including Sainsbury's Local and a Co-Op) as well as other amenities (such as a library, village hall, churches, independent restaurants and cafes and a Costa). There are well thought of local primary and secondary schools close by. London Commuter services run from the station on the Victoria line with Charing Cross/London Bridge services also available. There are excellent motorway links via the nearby M20/M26 leading to the M25 in either direction. Sevenoaks is about 7 miles to the west and Maidstone about 10 to the east.

Borough Green also offers a very well thought of Medical Centre and Dental Practice.

West Malling is also a short distance away with its Georgian High Street and more artisan shops and restaurants.



EPC Rating- D



Bungalow Approx. Gross Internal Area (Incl. Garage) 1941 sq. ft / 180.3 sq. m
 Swimming Pool Approx. Internal Area 795 sq. ft / 73.9 sq. m

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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