



Ibbett Mosely

The Lodge, Wrotham Hill Park Fairseat  
Lane, Wrotham, TN15 7QB





## The Lodge, Wrotham Hill Park Fairseat Lane, Wrotham, TN15 7QB

A fantastic opportunity to buy a unique home in an idyllic location. With great potential including a loft room prime for further development and a plot that could be considered for development utilising the double garage and two access points.

A much loved home by its current owners set in a wonderful, flourishing garden making the most of providing for the nature that surrounds it.

**Guide Price £825,000 - £850,000**

- Bespoke Built Gatehouse EPC F
- Close to 0.5 Acre Plot
- Beautifully Located on a Country Lane
- Connected to Amenities
- Mostly Single Storey Living with Loft Room & Potential
- Double Garage & Drive
- Ragstone and Brick Built
- Large Conservatory
- Stunning Gardens
- Guide Price £825,000 - £850,000

This Gatehouse property is unique in its style and location. Rare to the market with its current owners being in situ over more than 40 years!

A much cherished home and garden in a plot approaching half and acre situated on a country lane at the top of Wrotham Hill the house has it all with the peace and quite of nature around you but still remaining well connected to amenities with Wrotham Village, Culverstone and Borough Green close by.

### Description

A formal entrance to Wrotham Hill Park house is the first thing to notice and the Gatehouse Lodge sits proudly by its side. Entered by a separate driveway leading to a double garage the garden wraps around the home and has been clearly loved by its current owners of in excess of 40 years. A walkway leads to a door that is technically to the rear of the property as is the way of the country into the utility room that offers great space for white goods and storage.

This in turn leads into the kitchen area which sits centrally in the home and splits the space between the living accommodation and bedrooms. The dining room runs off from the kitchen as it should do with double aspect windows bringing plenty of light into the space. Strange as it sounds this then enters into the more formal but welcoming hallway entered from the front of the house and offers a cloakroom to the rear.

The main reception is of good size with a lovely bright feel generated by the patio doors to the garden and a further window to the rear. A feature fireplace sits centrally and offers a cosy place to sit in winter months. This then opens up to a wonderfully bright conservatory that takes in the front and side garden. The vendors spend a lot of their day here taking in the birds and wildlife visiting their garden. It currently is the best place to look out over their magnificent mature Magnolia tree.

To the other side of the dining room are the



bedrooms and bathroom. A large main bedroom with a bay outlook made up of three separate windows is a delightful and peaceful space. A further double room sits next to this off the central hallway orientated in the same way and a further single bedroom to the other side. A central shower room services all the bedrooms. A loft hatch and ladder lead to great loft room which has a dormer window looking out over the front and gives a great opportunity for further space. The current vendors have two beds in this room but due to the access this could not be considered a bedroom without further development. Although it does indicate a great opportunity to make the most of the room available subject to building regulations and permissions of course.

Externally the house sits amongst a triangular plot close to half an acre in total and has a fantastic garden from all sides. A formal entrance pathway leads from the front of the house where the main building sits and a driveway leads up to the rear to a double garage. This in turn could give great possibilities for development with a large garage and outbuildings offering potential for conversion to an annexe or separate accommodation. Again subject to planning permission being granted. The gardens are a great mix of lawn, mature beds and productive food areas with a mix of ornamental and fruiting trees as you can see from the pictures.

### Location

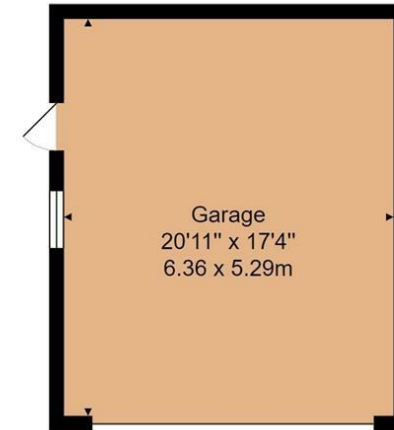
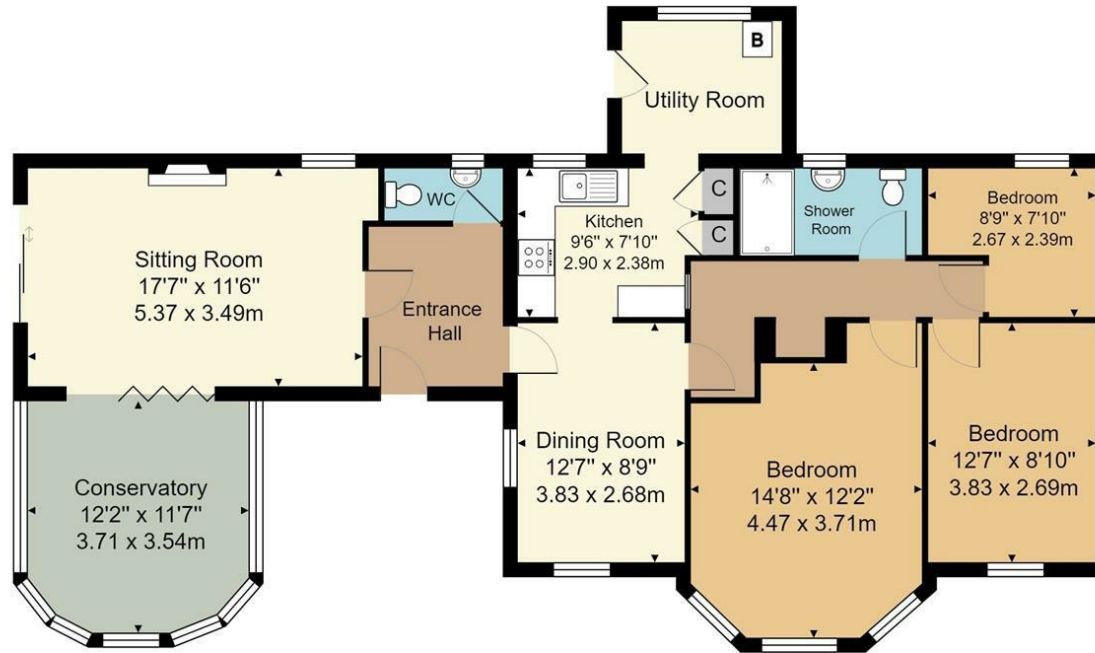
Fairseat Lane is a country lane on the edge of Fairseat village, about 2.5 miles north of Wrotham, Borough Green and 8 miles east of Sevenoaks. There are lovely country walks on the doorstep and the area is popular with cyclists and horse riders alike. The area has many leisure facilities within

easy reach including fitness centres, pubs and golf courses. Borough Green offers excellent local shopping facilities with more extensive shopping available at Sevenoaks, Maidstone and Bluewater. Nearest local village primary schools are at Stansted, Wrotham, Vigo, or Trottscliffe.

Mainline rail services are available at Borough Green & Wrotham (Victoria line - approx 37 mins), Charing Cross and London Bridge also). Ebbsfleet International is to the north via the A227. The junction for the M20/M26 is about 1.5 miles providing access to the M25, London and the coast.



# EPC Rating- F



House Approx. Gross Internal Area  
1173 sq. ft / 109.0 sq. m

Garage Approx. Internal Area  
362 sq. ft / 33.7 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.

## Ibbett Mosely

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