



Ibbett Mosely

Bowyers St. Marys Road, Wrotham,  
Sevenoaks, TN15 7AJ



A fantastic detached family home offering **FOUR BEDROOMS, THREE ENSUITES, THREE RECEPTION ROOMS, UTILITY ROOM, MODERN KITCHEN and detached WORKSPACE.**

A fantastic drive, great kerb appeal and beautiful garden and views.

Guide Price £1,100,000 to £1,200,000

## Description

A much loved and cherished family home individually built and offering plenty of space finished to a high quality. The property sits on one of the most popular roads within the village amongst heritage and modern styled homes. Sitting on the edge of the village it benefits from rural views to the rear and is well connected to the centre of the village with three pubs, church and convenience stores as well as a highly thought of primary school and secondary schools. It is within 1.5 miles of Borough Green with its mainline station to London Charing Cross and Victoria lines.

Offering great kerb appeal with a circular in / out drive and garage for parking, the property gives off great quality to its finish with an Oak framed entrance area leading to the front door. A welcoming entrance hall with engineered Oak floors offers access to a full bathroom to the left and double aspect reception room to the right, currently used as a dining room but could

- Cherished Family Home
- Four to Five Bedrooms Three Ensuites plus Family Bathroom
- Modern Kitchen & Utility Room
- Three Reception Rooms
- Beautifully Presented, High Quality Finish
- Large In / Out Drive & Garage
- Detached Workspace
- Fabulous Wrap Around Garden & Rural Views
- Guide Price £1,100,000 to £1,200,000
- EPC Rating D - Council Tax F

be used as a further bedroom or study. The hallway leads into the centre of the home into a very nice open space that is used as another dining space being close to the kitchen. Stairs lead to the first floor as well as access to all other areas on the ground floor. Lots of light pours into the home with great design. To the right of the central dining hall is a very nicely proportioned Sitting Room that has plenty of windows and French doors to take in the fantastic garden and rural views beyond.

Double doors from the dining hall lead to the modern kitchen with central island ideal for breakfast or to socialise around with its matching stone worksurfaces and shaker style cupboards. French doors lead out to the side of the kitchen again into the garden. A further door leads into the connected garage which benefits from an electric door and has been extended to incorporate a separate utility room.

To the rear of the property is a very nice





sized double bedroom with ensuite shower facilities offering similar views of the garden and beyond. Ideal for a family member who does not want the challenge of stairs or use for visitors.

To the first floor is a large galleried landing pouring light into the space with those great outlooks. This could make a great study space or could be partitioned to make a further bedroom or dressing room. Two large ensuite bedrooms, one bath one shower, sit to either end of the house with walk in wardrobe spaces. Both have great outlooks but the one at the back looks over rural fields and garden so it would be my choice of principal bedroom. Centrally is another smaller bedroom with velux style window that could make another great study option.

Externally the house offers a fantastic wrap around garden with mature and formal beds with ornate flowers and shrubs that has been lovingly developed over the years. To the rear of the house the garden looks out over farm land with a gate for access for those who wish to take advantage to walk their dog. A good sized summer house and block paved patio for socialising off the main lounge makes the most of this area.



To the front of the property tucked away in the corner is a good sized lodge currently used by the vendor for here beauty business and has power light and water for those looking to work from home.

I am sure you will agree everything has been considered to meet the modern needs of a family with this home and we can't wait to show you round to discuss how you would use it.

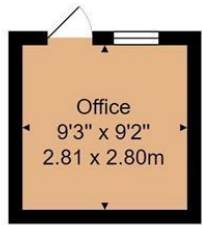
**Wrotham**



Wrotham is a popular and historic village on the Pilgrims' Way, at the foot of the North Downs designated as an area of outstanding natural beauty - offering some delightful country walks. It is one mile north of Borough Green and approximately five miles east of Sevenoaks. Its position between the M20 and M26 motorways provides easy access to London, the M25, the coast and Ebbsfleet International. It has a highly rated primary school, local shop and popular public houses/restaurants. Borough Green/Wrotham station is about 1 mile to the south with good commuter services to London Victoria and London Bridge within 40 minutes travel.

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 and various churches) and independent restaurants and cafes as well as a Costa. There are well thought of local primary schools and secondary schooling.

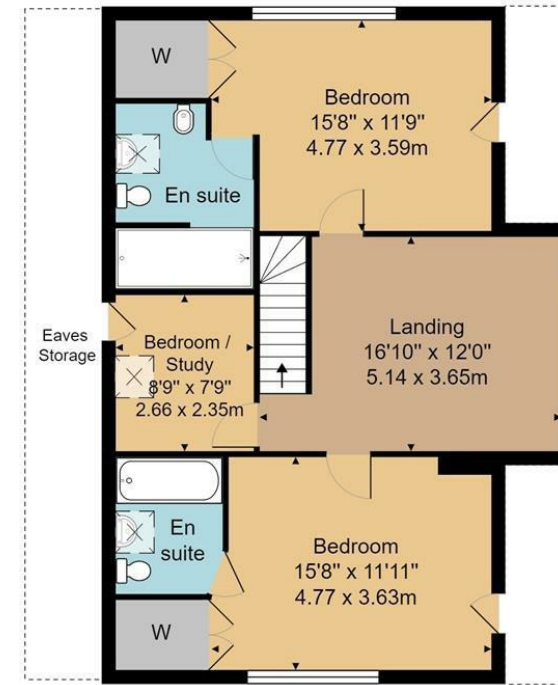




Area: 85 ft<sup>2</sup> ... 7.9 m<sup>2</sup>



Ground Floor



First Floor

House Approx. Gross Internal Area 2191 sq. ft / 203.5 sq. m  
(Includes Garage)

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

Sevenoaks 01732 452246

EPC Rating- D

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