



FOR SALE  
Ibbett Mosely  
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3  
forge cottages

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2 Forge Cottages Maidstone Road,  
Wrotham Heath, TN15 7SJ



## 2 Forge Cottages Maidstone Road, Wrotham Heath, TN15 7SJ

Greatly improved by its current owners and now presented in beautiful order throughout is this spacious Victorian cottage. Now offering open plan social living connecting the lounge, dining area and kitchen.

A luxury bathroom, two double bedrooms, great garden and off street parking for at least two cars are all great features. We strongly recommend a visit to truly understand the benefits this home brings.

Guide Price £335,000

- Beautifully Presented
- Open Plan Living
- Mix of Character & Modern Finishes
- Off Street Parking
- Two Double Bedrooms
- Good Transport Links
- Social Patio & Good Sized South Facing Garden
- EPC rating D - Council Tax - Tonbridge & Malling Band C

Welcome to this charming Victorian terraced house located on Maidstone Road in the picturesque village of Wrotham Heath, Sevenoaks.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property boasts two lovely bedrooms, ideal for a small family or as a guest room/home office combination. The modernised bathroom adds a touch of luxury to this classic home.

One of the highlights of this property is the open plan living area, creating a spacious and airy feel throughout. The house has been beautifully presented, blending Victorian charm with modern amenities seamlessly.

Convenience is key with parking available for two vehicles, making trips out or commuting a breeze. The off-street parking further adds to the practicality of this lovely home.

Situated in a sought-after area, this property offers easy access to commuter transport links, perfect for those who need to travel for work or leisure.

Don't miss the opportunity to own this delightful Victorian terraced house that combines character, modern comforts, and convenience in a desirable location.

### Description

Set back from the road with a drive running up the side of the terrace of cottages to ample parking offering space for at least two cars this Victorian cottage is not to be missed. The house offers a modern finish with a period slant giving the best of both worlds.

The main living space is open plan and socially connected with a good sized lounge area that currently takes a large corner sofa, setting off the panelled walls and built in storage display cabinet. This leads into the spacious dining area lit by the

south facing window to the rear. This in turn is connected to the galley style kitchen with plenty of storage, built in appliances as well as large work surface to bring to life to dinner but still be involved in the discussions happening in the reception room. A rear lobby area beyond the kitchen gives access to the garden before the modernised luxury bathroom with Victorian styled modern floor tiles, metro brick style wall tiles, vanity unit sink and bath with shower over. Just one of many improvements made by the current owners.

Upstairs offers a simple but effective layout of a very comfortably sized main bedroom with two storage cupboards that is a beautifully presented double room. The other bedroom is a double also but is currently being used as a study so that the vendor can work from home and a part time bedroom for visitors when necessary.

To the rear is very nice sized South facing garden with social patio to while away the sunnier days into the evening. It is private and enclosed with storage shed and side access to the parking area to the rear. The parking is a fantastic addition and is accessed by a drive that runs up the side of the terrace to a large parking area with an allocated provision for at least two cars with the possibility of parking across these to add a third space.

#### Location

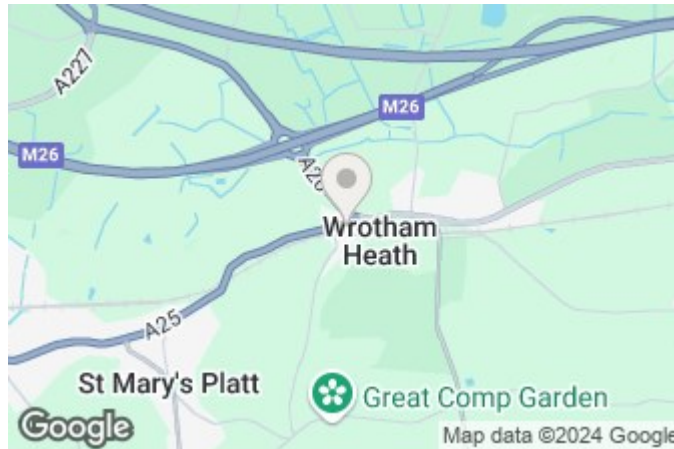
The property in Wrotham Heath and offers great access to the motorway network of the M26 / M20. Local restaurants and Hotels are nearby offering health club facilities and it is a very short distance from Wrotham Heath Golf Club.

Borough Green is a short distance away off approx.

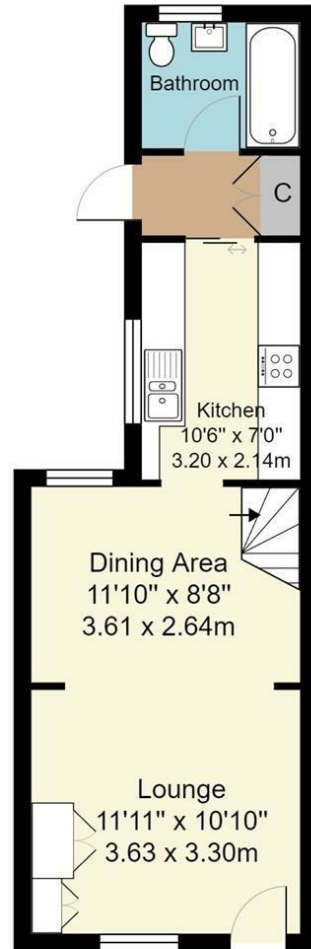
2.5 miles from the centre of the village, convenient for all amenities and the station. Borough Green is a lively local community with an excellent range of local shops (including Sainsbury's Local and a Co-Op) as well as other amenities (such as a library, village hall, churches, independent restaurants 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.



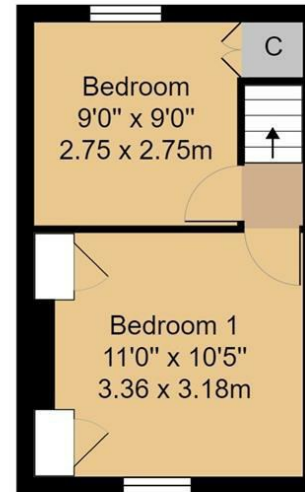
# EPC Rating- D



Ground Floor

Approx. Gross Internal Area 642 sq. ft / 59.7 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.



First Floor

## Ibbett Mosely

Borough Green 01732 882266

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