



Ibbett Mosely

11 St. Marys Road, Wrotham, TN15 7AJ



This fabulous family home has undergone a fantastic regeneration having been remodelled and refurbished from top to bottom with no expense spared after having stood empty for a number of years.

A sensitive restoration has preserved and enhanced period features. It has an open plan lower ground floor providing an excellent kitchen diner and a family room, a separate lounge to the first floor and four good sized bedrooms with two bathrooms. It offers flexibility of use over three floors with two / three entrances.

A premium feature of this central village location is the availability of off-street parking for up to two cars with a brand new Universal Electric Car Charger.

An extensive list of upgrades and eco-friendly installations have brought this period home into the 21st Century providing a fantastic solution to modern day living.

Guide Price £625,000

Description

Set in the heart of the highly popular Wrotham Village is this modernised and completely refurbished four bedroom family home. Brought back from disrepair after sitting empty for a number of years to be reborn as an eco-friendly, future proofed modern family home.

Sensitive attention to detail has been applied throughout to the renovation. The house has been insulated and replastered, the roof has been re felted, new plumbing and pipework installed, full electrical rewire and main fuse upgrade, with new kitchen and bathroom installations. A modern environmentally friendly air source heat pump and underfloor heating to the ground floor bring this character home into the 21st Century.

- A Character Home from the 1850's with a Top to Bottom Refurbishment
- Sensitive Remodelling to Offer Flexible Modern Living whilst maintaining Period Features
- Underfloor Heating to Ground Floor / Air Source Heat Pump / Universal Electric Car Charger
- Set in the Heart of Highly Popular Wrotham Village
- Fully Insulated / Rewired/ New Plumbing / Replastered
- Off Street Parking - Cottage Style Garden
- Three Reception Areas - Four Bedrooms - Two Modern Bathrooms
- Social Open Plan Living to Ground Floor - Kitchen Dining Family Room
- No Onward Chain
- EPC rating C - Council Tax - Tonbridge & Malling Band F

It has now become all that it could be, offering an open plan living space on the ground floor incorporating a new fully fitted modern kitchen, dining space and connected family room with exposed beams.

A further reception room to the first floor with an additional entrance from an elevated walkway that serves the terrace of homes becomes a further family space to retire to in the evening. Also on this floor is the Master Bedroom with window to the front and a modern shower room with marble effect surrounds continuing the fresh but classic theme throughout.

To the top floor there are three good sized bedrooms, the smallest of which sits to the rear and offers enough space for a small double but would make an ideal home office if the four bedrooms are not required. A double bedroom to





the front has lovingly refurbished exposed brick work and offers a double built in wardrobe and a further good sized double with built in storage is the largest of the top floor bedrooms. The top floor is served by a full modern bathroom off a split level landing.

Externally the property has a wonderful cottage style garden that wraps around the side and rear of the house and offers storage by way of a garden shed with power and light. An area that we can see a green fingered owner truly enhancing with use of hard and soft landscaping. To the side of the house is a driveway with parking and an electric vehicle charger as previously mentioned. A real bonus for a property in this central village location.

An extensive list of upgrades and investment has been made to this now fabulous home and we can't wait to discuss them all with you with our accompanied viewing service from our local Borough Green High Street branch.

Wrotham Village

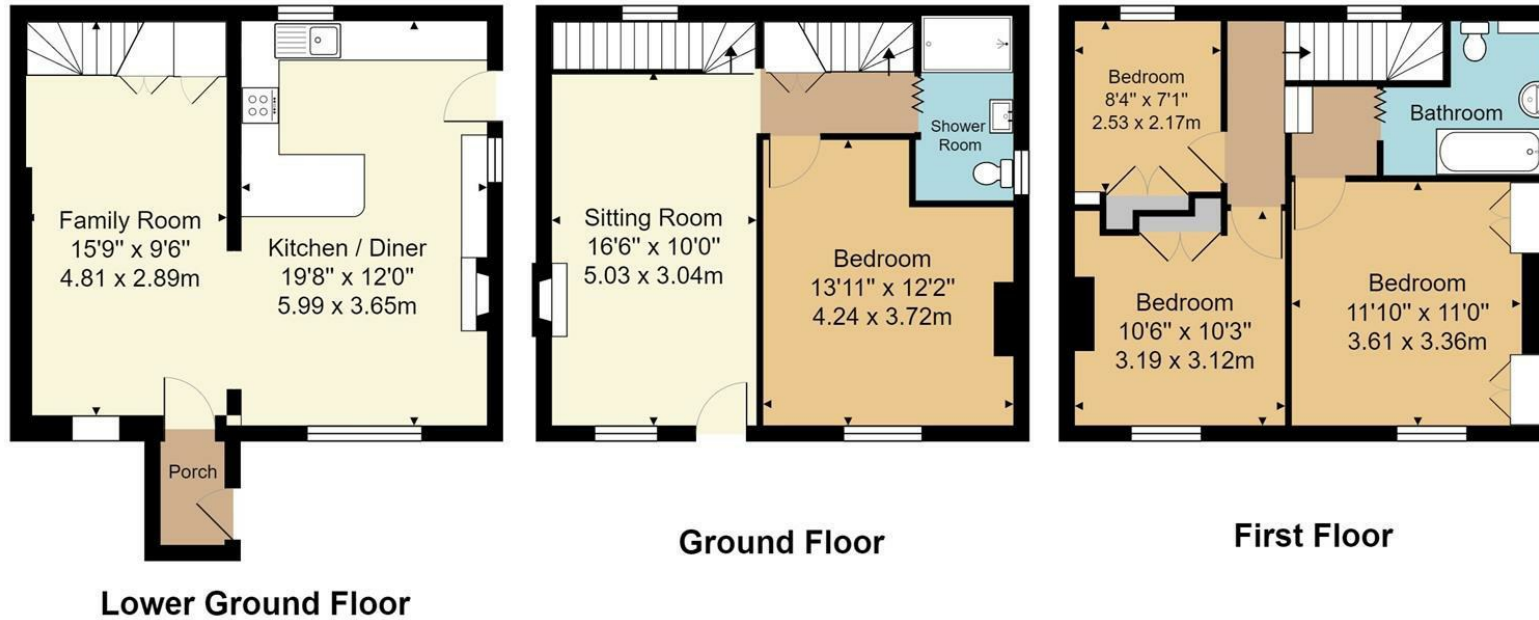
Wrotham is a popular and historic village on the Pilgrims' Way, at the foot of the North Downs designated as an area of outstanding natural beauty - offering some delightful country walks. It is one mile north of Borough Green and approximately five miles east of Sevenoaks. Its position between the M20 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.



Approx. Gross Internal Area 1352 ft² ... 125.6 m²

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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Sevenoaks 01732 452246

EPC Rating- C

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