



Ibbett Mosely

Town Farm House Kemsing Road, Wrotham,
Kent, TN15 7BP



What a fabulous solution for a buyer looking for a multi generation living set up. Set in close to half an acre the current vendor has built a full additional house offering four bedrooms, two bathrooms and two receptions for complete separation. This is offered in conjunction with the original Edwardian Farm House that offers Three bedrooms, two bathrooms, and three receptions.

The garden is fabulous and has further potential with outbuildings with a detached garage and loft space that could be developed should planning be approved.

Situated just a short walk from the wonderful characterful Wrotham village centre with its choice of three pubs, church, school and convenience store. As well as being within 1.5 miles of Borough Green with its Mainline Station.

Price Guide £2,900,000 to £3,000,000

Town Farm House

An Edwardian farm house that has been meticulously updated by the current owner who is master builder offering the character you would expect with modern amenities. The main house offers great space with three double bedrooms, the master bedroom with ensuite facilities and a further family bathroom for the other double bedrooms. A spacious lobby and entrance hall set the tone and three reception rooms including study and double aspect lounge with stunning fireplace. A fantastic social kitchen diner with seating area to one end is the highest quality with oak kitchen units, central peninsular island and matching feature fireplace to the lounge sourced by the current owner.

A truly fantastic Edwardian home that offers great space and light with its large period windows.

- Two Full Houses for the Multi Generation Buyer
- Three Bedroom Edwardian Farm House & attached Modern Four Bed House
- Fabulous Finishes Throughout
- Lovely Plot with Private Gardens
- Outbuildings with further potential
- Garages and Car Ports
- Close to Wrotham Village Centre, Popular Schools, Pubs & Convenience Store
- Within 1.5 miles of Borough Green with Mainline Station to London
- EPC rating C
- Accompanied Viewings Available

Attached Modern Home

Built by the vendor to provide a home for his daughter this home offers nothing but great design and functionality. A large entrance hallway offers access to a large kitchen diner looking out over the social connected patio and expansive garden. A wonderful sized sitting room with feature fireplace sits to the front of the house and gives access to a room currently used as a play room bit could be used as a bedroom for those looking for single storey living. It has been designed to be so and offers a great shower room for this purpose.

Upstairs off a central staircase the house offers four bedrooms, one of which is being used as a second lounge presently. The main bedroom offers a walk in wardrobe and ensuite bathroom. A separate double shower room more





than looks after the other bedrooms.

Al though this is the addition to the main house this could be considered the larger of the two and could be used as the main house.

Gardens

The rear gardens are accessed by a five bar gate that runs down the side of the main house. A gravel drive runs down the edge of the garden to beautiful Oak framed car port for three cars to the rear of the plot with storage above. This has options to be developed as well as the detached double garage as you enter the garden area that already has a loft room above it so would be relatively easy to develop and get agreement to do so.

A large social patio attached to the house is offered, ideal for parties and connections with friends and family. A large main lawn with feature trees makes up the majority of the garden space that is private.

To the front is a small garden that runs off the main houses French doors from the kitchen diner with small patio looking out to fields opposite.



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

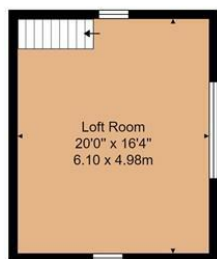


position between the M20 and M26 motorways provides easy access to London, the M25, the coast and Ebbsfleet International. It has a highly rated primary school, local shop and popular public houses/restaurants. Borough Green/Wrotham station is about 1 mile to the south with good commuter services to London Victoria and London Bridge within 40 minutes travel.

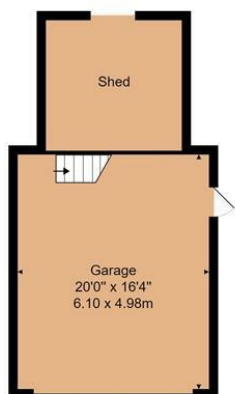


Borough Green is a lively local community with an excellent range of local shops (including Sainsbury's Local and a Co-Op) as well as other amenities (such as a library, village hall and various churches) and independent restaurants and cafes as well as a Costa. There are well thought of local primary schools and secondary schooling.





Garage First Floor



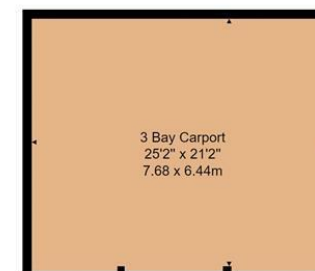
Garage Ground Floor



Ground Floor



First Floor



House Approx. Gross Internal Area 2976 sq. ft / 276.4 sq. m
 Approx. Gross Internal Area (Incl. Garage and Carport) 4296 sq. ft / 399.1 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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EPC Rating- C

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