



Ibbett Mosely

10 Childs Way, Wrotham, TN15 7DR



What a stunning and spacious bungalow. Built for the developer of Childs way as his own home this bungalow has it all including an extra dining space and fabulous connected conservatory.

A bespoke modern country kitchen is a real plus with underfloor heating running through to the dining space and to bathrooms for the luxury of warm feet in the winter months.

A beautiful wrap around garden gives great options for social patios and planting to give different feelings to each area and an opportunity to follow the sun around the property at different times of the day.

A double garage and large drive just tick all the boxes, all this and being sold with no onward chain.

Guide Price £765,000 - £775,000

Description

Set back from the road via its own private drive for multiple cars leading to a bungalow with great kerb appeal with planted borders and double garage. Double fronted you enter through into a welcoming L shaped hallway leading to all areas. The living spaces are of great size and this is especially represented by the large lounge that can accommodate a sizeable family gathering or friends. A feature fireplace is the real focus of this great room. Double doors to the vaulted dining space that socially connects all living areas was a great addition by the developer giving this property more than others in the cul de sac. A very well appointed and bespoke kitchen with ample storage and workspace with range style oven and extractor above with a bespoke made surround.

- Stunning Detached Bungalow in Popular Wrotham Village
- Built for the developer of Childs Way getting extra reception space.
- Underfloor Heating
- Luxury Bathrooms including ensuite to master
- Country Style Spacious Modern Kitchen
- Large Connected Conservatory
- Spacious Lounge with Feature Fireplace
- Double Garage and Private Drive
- Guide Price £765,000 to £775,000
- EPC rating D - Council Tax Band G Tonbridge & Malling

Underfloor heating connects these two rooms. A large conservatory with vaulted roof finishes off the living space looking out over a wonderful garden.

The main bedroom is a great size and has double aspect windows allowing light to flood in. It also benefits from built in wardrobes and a luxury ensuite walk in shower room. The other double bedroom is also a very well proportioned room ideal for guests to stay and has facilities of the main bathroom on hand. This luxury space also benefits from underfloor heating.

Externally the bungalow benefits from a wrap around garden to three sides, with a mixture of social patios and dining spaces. lawned areas and planted beds. A stunning garden that always has a spot in the sun do its layout. A double garage is provided for those looking to





protect their cars from the weather or space for storage or workspace. Plenty of parking is available on the private drive.

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.





Bungalow Approx. Gross Internal Area
1493 sq. ft / 138.7 sq. m

Garage Approx. Internal Area
333 sq. ft / 31.0 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

Borough Green 01732 882266

EPC Rating- D

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