



Ibbett Mosely

Cedar House St. Marys Road, Wrotham, TN15
7AJ



This stunning 15th Century home has space and charm in equal measures. Offering five bedrooms , four bathrooms, three spacious receptions and a main suite with dressing room and ensuite facilities. This truly is a historic home that can accommodate modern living for a large family.

Add to this the planning agreed to extend the kitchen to offer a modern open space to the private garden connecting both the inside and out its hard to find what this home misses out on.

A double garage and drive plus the added bonus of having no complication of an onward chain.

Offers in Excess of £1,000,000

Description

As soon as you pull into the drive we hope you are as wowed as us by the character and charm of this fantastic home. Mid 15th Century builders must have known their craft when closer to 600 years later the house is still in fantastic form.

Entered no longer by the front door but from the side into the heart of the home via a welcoming hallway that runs through most of the downstairs offering access to all areas. To the front of the house is a series of three reception rooms of great proportions divided by fantastic period fireplaces and character beams in a traditional monochrome colour scheme broken up by the red brick chimney breasts. What a fabulous home to spend Christmas in. To the rear of the property is a very useful boot

- Five bedrooms, Four Bathrooms, Three Receptions.
- Over 3,000 sq ft of Character & Charm
- Planning Agreed to Extend this Grade II Listed Home
- Principal Bedroom with Dressing Room & Ensuite Bathroom
- Double Garage & Multiple Vehicle Drive
- Private Rear Garden
- Historic Home in Popular Kentish Village
- Sought After Village School & Secondary Options
- No Onward Chain
- Offers in Excess of £1,000,000

room and full bathroom. The kitchen sits close to the entrance to the rear and offers a well proportioned square in shape room with built in shaker style units. A built in range style cooker nestles in the original fireplace and bread oven is now used as storage. A pantry currently sits to the rear of the kitchen next to an exit to the private garden. Planning has been agreed for this area to be greatly extended to offer a fabulous social kitchen diner with bi - folding doors linking the garden. There is also permission to build a wall with bushes and gates to front of the property to make it more private, new aluminium double glazed heritage window application is also being processed. A stunning opportunity to bring this home into the 21st Century.

The first floor continues the great character of this home that can and has





adapted to the modern needs of a family, The principle suite sits to one end and covers half of this floor. A large main bedroom with all the features of fireplace and beams looks out the front and has access to a dressing room and walk in wardrobe. A large ensuite bathroom split over two rooms links it all together. What a great private space to rest and recuperate. Two further bedrooms, one also with ensuite facilities and the other with a separate WC and built in storage.

The second floor continues to provide great space with a simple layout of two double bedrooms, one each end of the house and a central bathroom to provide for them. Storage is provided by two large cupboards and eaves space to the rear.

The rear garden has a good sized social patio that is both private and feels cossetted by the house. A good sized raised lawn with surrounding pathway leads to side access to the front garden. A feature Cedar tree gives this house its name and sits in a lovely front lawn and gravelled drive for multiple cars leading to an oak framed double garage with power door.



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



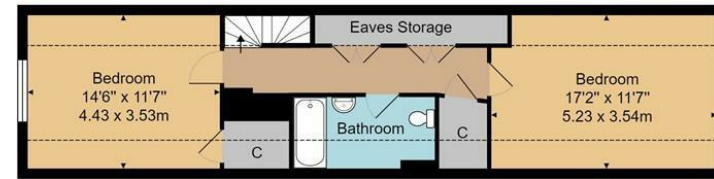
provides easy access to London, the M25, the coast and Ebbsfleet International. It has a highly rated primary school, local shop and popular public houses/restaurants. Borough Green/Wrotham station is about 1 mile to the south with good commuter services to London Victoria and London Bridge within 40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





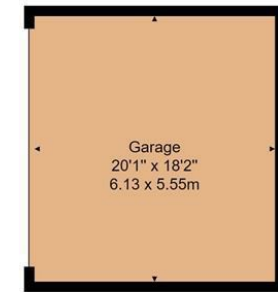
Ground Floor



Second Floor



First Floor



House Approx. Gross Internal Area 3016 sq. ft / 280.2 sq. m
 Garage Approx. Internal Area 366 sq. ft / 34.0 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.

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Borough Green 01732 882266

EPC Rating- E

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