



Ibbett Mosely

The Forge St Marys Road, Wrotham, Kent,  
TN15 7AJ



Tucked away off St Marys Road in Wrotham Village in a very private location with views over farmland this bespoke green oak frame build, finished in 2023 has all the fabulous craftsmanship and joinery of the past with a stunning layout offering all that modern living needs. A large open plan living dining kitchen space sits centrally in the house with vaulted ceilings showing off the exposed frame.

A mixture of ground floor and first floor bedrooms served with quality finished bathrooms offer great options for the family and guests. The historic 'Forge' room offers an open plan lounge/study.

The house wraps around a central garden and social patio linking the main space via bifold doors. It has so much to show you and we are sure you will be impressed

Offers in the region of £1,800,000

## Description

Tucked away in a private setting this stunning home needs to be seen to be fully appreciated. Completed only a year ago in 2023 the house offers a fabulous mix of period charm with an original 15th Century forge adding to the accommodation that has been built on utilising traditional exposed green oak framed craftsmanship.

The house is entered from the drive through a private entrance into an enclosed garden. The property wraps around social patio and is entered via a welcoming hallway giving space to take off shoes and outdoor clothes before entering the main 53 ft open plan living space with vaulted oak framed ceilings. This double height space is very dramatic starting with the cosy lounge area with feature fireplace and inset

- Completed In 2023
- Exposed Green Oak Frame with Vaulted Ceilings
- Stunning Finished Throughout
- Private Edge of Wrotham Village Location
- 53 ft Open Plan Living Space
- Original Historic Forge
- Resistance Swim Spa, Bar Area & Social Patios with Farmalnd Views
- Double Oak Framed Garage & Drive
- EPC rating B - Council Tax Tonbrige & Mallng Band G
- No Onward Chain

television in the tiled wall. Socially connected to the middle of the open area which is currently set up for dining space and linking into a stunning kitchen where the chef of the house can hold court with a wrap around styled layout and bar stools for guests to engage with. Bifold doors link the space with central garden area and large patio.

A fantastic utility room and cloakroom sits behind the kitchen and links into the Old Forge building like your moving into another timeline back to the 15th century. An open plan living / study space forms around the original working fireplace with the largest bellows I have ever seen. A real talking point of interest. The ragstone wall behind the fire really is stunning. a bedroom sits on this floor with doors out to the patio area previously mentioned. Stairs from the bedroom lead up to a dressing area and





on to a period style bathroom with roll top bath.

The bedrooms to the main house are mixed over the two floors. The downstairs bedroom sits off the entrance hallway and offers great space with doors and windows to the garden. A central ensuite shower room is set up as a jack and jill offering with what is currently used as a dressing room but was designed to be another large double bedroom. Upstairs from the hallway is the main bedrooms with floor to vaulted ceiling windows beaming light in as well as two Velux style windows giving a second aspect over the farmland to the side. A luxury ensuite bathroom is linked to the bedroom with stunning tiled walk in shower, modern roll top styled independent bath and bespoke bowl vanity unit under the dormer window to farmland. Lots of storage can be found beyond the ensuite bathroom into the eaves with potential development of wardrobe space.

Externally you will find the gardens to be very private. The main part of the garden is set up in a courtyard style with large patio being wrapped by the house that connects all the spaces to it. A nicely landscaped lawn and walkway bring you to the entrance area where another enclosed patio hosts a resistance swim spa and social space to relax. the farmland views to the side of the house are used to their maximum with another patio area and bar area to spend the late evening dining and entertaining.

An oak framed double garage with electric roll up doors is a great addition as is the great





parking on the gravel drive.

We cannot wait to show you round this beautifully built and appointed house that is truly a one off.

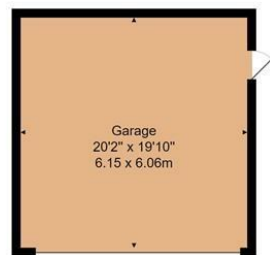
## Wrotham Village

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.

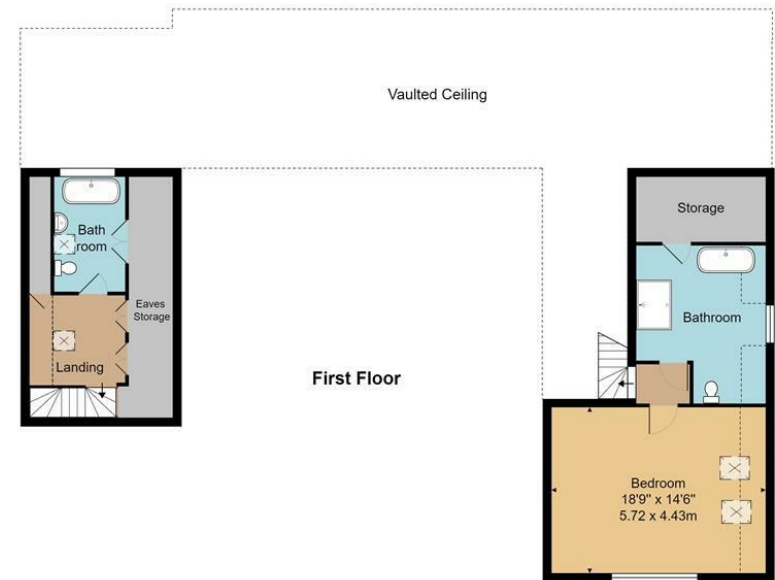
Borough Green is a lively local community with an excellent range of local shops (including Sainsbury's Local and a Co-Op) as well as other amenities (such as a library, village hall and various churches) and independent restaurants and cafes as well as a Costa. There are well thought of local primary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



Ground Floor



Garage



First Floor

House Approx. Gross Internal Area 2791 sq. ft / 259.3 sq. m  
 Garage Approx. Internal Area 401 sq. ft / 37.2 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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EPC Rating- B

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