



Ibbett Mosely

101 Wrotham Road, Borough Green,  
TN15 8DQ





## 101 Wrotham Road, Borough Green, TN15 8DQ

A great opportunity to buy this family home within easy walking distance of central Borough Green to make the most of the mainline train station with its access to London Bridge, Charing Cross and Victoria.

Also easy access to popular schools with Borough Green Primary school and Wrotham Secondary school equidistant from this home.

Offering up to four bedrooms or three with a study this house offers the flexibility that's needed to become a wonderful home, as it has for the current vendors. The fabulous garden and outbuilding just adds to its many advantages.

Guide Price £550,000 to £575,000

- Four Bedroom Semi Detached family home
- Large Private Garden
- Outbuilding for use as Work from Home or Hobby Space
- Large Drive with plenty of Parking
- Walking Distance to Central Borough Green and Mainline Station
- Close to Popular Junior & Secondary Schools
- Two Bathrooms
- EPC rating - E Tonbridge & Malling Band E
- Guide Price £550,000 to £575,000

Positioned just a short walk from the village of Borough Green, Sevenoaks, this semi-detached house from the 1930s/1950s offers a perfect blend of character and modern living. Boasting three reception rooms, three bedrooms, and two bathrooms, this extended family home provides ample space for comfortable living.

One of the standout features of this property is the large private garden is a green oasis, perfect for relaxing or entertaining outdoors. Additionally, the outbuilding can be utilised as an office or a space for hobbies, providing flexibility to suit your needs.

Convenience is key with this property, as it offers a large drive for multiple vehicles, ensuring parking is never an issue. Situated within walking distance to Borough Green Mainline station and schools, this home is perfect for those seeking easy access to transportation and educational facilities.

Don't miss the opportunity to own this wonderful

property that combines space, convenience, and charm in a sought-after location.

### Description

Approached by a large drive with space for multiple vehicles the house is entered into a welcoming hallway to the centre of the home from the side. The property offers both open plan spaces and more comfortable peaceful spaces away from the hub of the house. To the front of the house is the main lounge with feature fireplace and semi bay window streaming light into this space. Also to the front is a study that could be used as a fourth bedroom with the shower room across the hallway to serve it.

The central staircase splits the downstairs area that offers a more open plan space to the rear including a large dining room with another fireplace. This links in with the kitchen that is socially connected. Patio doors that lead from the dining room into the garden plus a further rear lobby, ideal for further utilities or a boot room/ store.



Upstairs the central landing gives access to the three main double bedrooms, the largest to the rear overlooking the rear garden. Extended to the side with large dormers give space for the third bedroom and family bathroom with corner bath suite.

The rear garden is a great asset. Large and private offering different spaces as you progress down the garden. Starting with a deck and block paved patio directly from the patio doors at the back of the house giving a great social space to enjoy. A fabulous outbuilding with power and light has been installed by the current vendor and provides a great space for hobbies and or working from home. Currently set up for entertaining and a music room plus a store space it is highly flexible and useful. Moving further down the garden to a lawn area with planted beds the space evolves into a productive plot with sheds and chicken runs plus veggie beds. Finally finishing with a further patio and seating space felling like a more wooded and secluded area. All private and adaptable to meet the needs of its new owners.

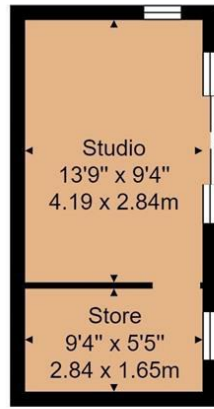
### Borough Green

The property is central in Borough Green village, convenient for all amenities and the station. 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. London Commuter services run from the station on the Victoria line with Charing Cross/cannon Street services also. There are excellent motorway links via the nearby M20/M26 leading to the M25 in either

direction. Sevenoaks is about 7 miles to the west and Maidstone about 10 to the east.



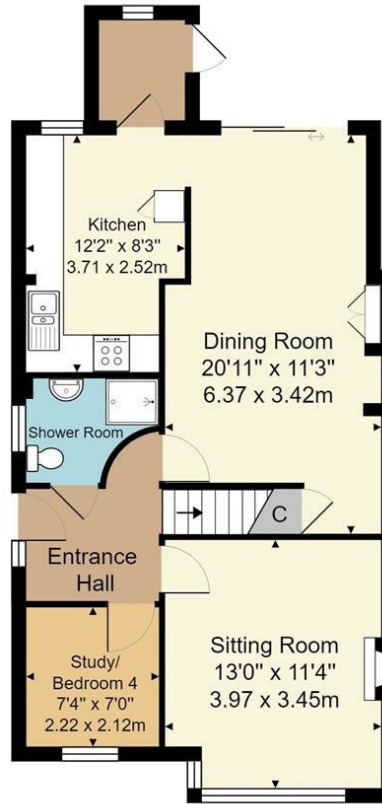
# EPC Rating- E



**Outbuilding**

House Approx. Gross Internal Area  
1087 sq. ft / 101.0 sq. m

Outbuilding Approx. Internal Area  
181 sq. ft / 16.9 sq. m



**Ground Floor**



**First Floor**

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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