



9A BATTLEFIELDS, WROTHAM, KENT, TN15 7BY

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk

 **Hillier**  
Reynolds

£695,000

FREEHOLD

Beautifully presented and substantial four-bedroom detached family home.

Open plan kitchen/diner/family room.

Westerly facing landscaped garden with stunning views.  
NO ONWARD CHAIN.





We are pleased to market this beautifully presented and substantial four-bedroom detached family home that is located in the historic and sought-after village of Wrotham.

As soon as you enter the property you will appreciate the tasteful decor and generous proportions of this well-maintained home. There is an absolutely stunning open plan Kitchen/Diner/Living room. This is an incredibly sociable, light and bright living area that is sure to be the hub of the home. The Lounge/Dining area is a vast space which has been cleverly zoned by the current owners into a cosy Lounge and bright Dining area. The Kitchen is modern and well-fitted with white gloss units and a large island with induction hobs and integrated appliances. A Utility room provides further storage space. Bi-fold doors lead out to the beautifully landscaped westerly facing rear garden. There is a large patio area as well as a brick built workshop. Steps lead up to the lawn and sun terrace which enjoys spectacular views over fields and the North Downs. The borders have been carefully planted with flowers and shrubs. There is double side access to the front of the property which has a block paved driveway with parking for approx. 3-4 cars.

At the front of the property are two reception rooms that are used by the current owners as home offices, the largest of which, was previously used as a playroom and has direct access to the side of the property and garden. A useful Cloakroom completes the downstairs living accommodation.

Upstairs the home is as beautifully presented as downstairs. There is a light and bright landing leading to four double Bedrooms. The Master Bedroom is located at the rear of the property over-looking the garden and enjoys stunning views over the surrounding countryside. There is a good selection of built-in wardrobes as well as a well-fitted and stylish En-suite shower room. Bedrooms two and three are located at the front of property and are both well-proportioned bright, sunny rooms. The fourth Bedroom over-looks the garden.

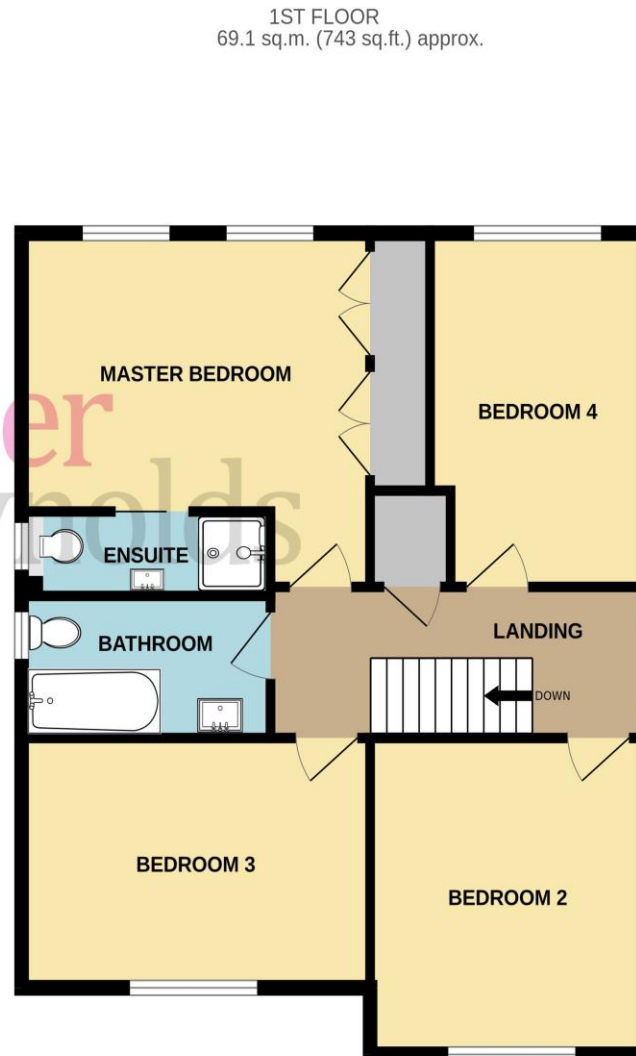
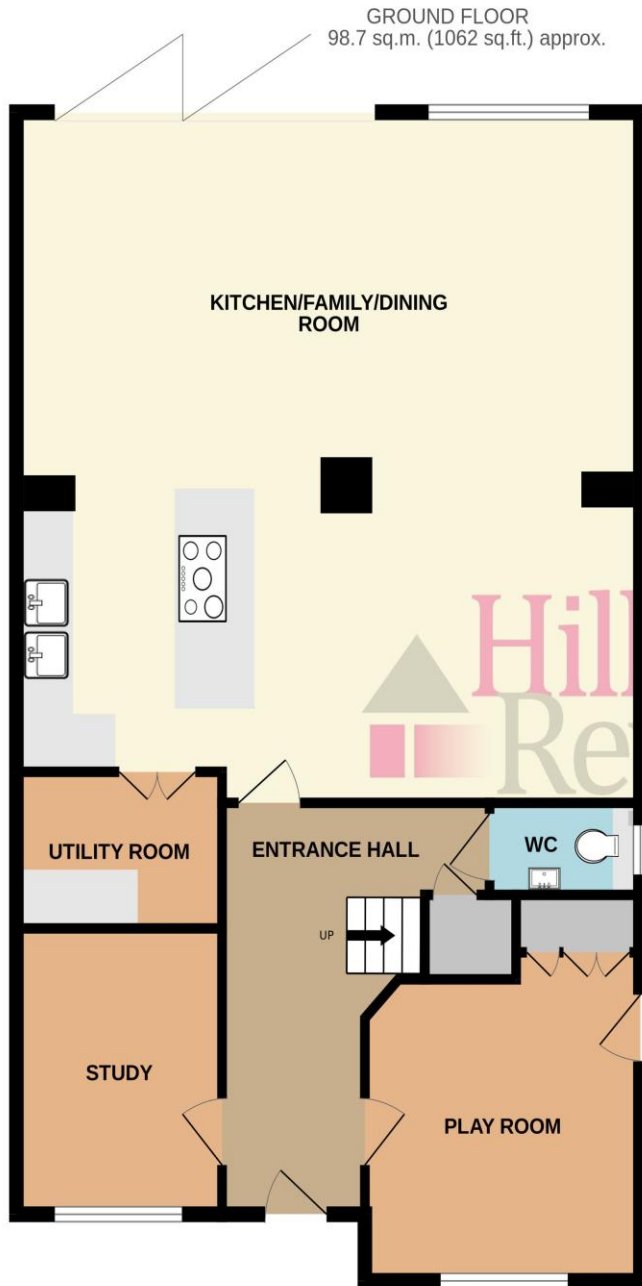
The family Bathroom is spacious and well-fitted with a modern white suite and attractive mosaic tiles.

Some other incredible features installed by the current owners are owned and fitted solar panels to the front and rear. There is also a Zappi car charging point and the owner tells us that in a good summer the solar can charge the car and hot water from the sun's energy. There is also integrated air conditioning in every bedroom and also in the Living/Family area, great for these warmer summers.

The village of Wrotham has two public houses as well as a charming hotel and restaurant. There is a beautiful church in the centre of the village that is recorded in the Domesday book and is steeped in local history. There is a large recreation ground, a primary school, secondary school and a local shop for your everyday needs.

The popular village of Borough Green is only a short drive or walk away and has a larger selection of shops as well as a main line train station with services to London Bridge, Charing Cross and Victoria.

# ACCOMMODATION



## Entrance Hallway

## Playroom

11'8" (3.56m) x 11'2" (3.40m)

## Study

10'8" (3.25m) x 8'4" (2.54m)

## W.C.

## Kitchen/Family/Dining Room

26'3" (8.00m) x 25'4" (7.72m)

## Utility Room

8'4" (2.54m) x 5'10" (1.78m)

## First Floor Landing

## Master Bedroom

14'1" (4.29m) x 10'5" (3.18m)

## En-suite

## Bedroom 2

11'10" (3.61m) x 11'3" (3.43m)

## Bedroom 3

13'6" (4.11m) x 8'10" (2.69m)

## Bedroom 4

13'5" (4.09m) x 8'4" (2.54m)

## Bathroom

## Outside

Westerly facing, mature landscaped garden. Large patio area and steps leading up to lawn and sun terrace. Borders stocked with flowers and shrubs. Double side access to front of property and block paved driveway with parking for approx. 3/4 cars.

**Workshop** - 11'7" (3.53m) x 8'8" (2.64m)

TOTAL FLOOR AREA : 167.7 sq.m. (1806 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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## Route to View

From our office in Borough Green proceed north into the high street. At the end turn right into Wrotham Road. After going over the M-26 motorway turn left into Borough Green Road. Follow this into Wrotham village and then turn left into Kemsing Road. After approx. half a mile turn right into Battlefields. The home can be found on the left-hand side.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

## Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<http://list.english-heritage.org.uk>

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)



For more information or to arrange an appointment to view, please contact us on:

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