



Ibbett Mosely

26 Court Meadow, Wrotham, Kent, TN15 7DP



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Built in the mid to late 1980's this family home has truly lived up to its billing. Prominently sitting centrally in Court Meadow on a corner plot with its good sized drive and double garage.

With great kerb appeal the house offers spacious accommodation and considered flow throughout. Its great design still registers well with current requirements with large reception spaces linked to each other and a study for those working from home.

GUIDE PRICE £875,000 FREEHOLD  
Council Tax Band G; EPC Rating D

- NO ONWARD CHAIN
- Three Receptions including Study
- Highly Popular Wrotham Village
- EPC Rating D; Council Tax Band G
- Four Double Bedrooms
- One Bathroom, One Shower Room & Downstairs WC
- Close to Schools
- Integral Double Garage
- Beautiful Wrap Around Gardens & Downstairs WC
- Mainline Station within 1.5 Miles

A much cherished family home since it was bought in 1991 and beautifully maintained by its current owners. A spacious DETACHED, FOUR DOUBLE BEDROOM, ONE BATHROOM, ONE SHOWER ROOM, THREE RECEPTION ROOM house that gives off a sense of comfort throughout.

Being sold with NO ONWARD CHAIN and set within the heart of highly popular Wrotham village with its great community it is sure to be popular. The local village school is in high demand and is a short walk away at the end of the road, three pubs in the heart of village tell you how sociable the community is and a convenience store.

Within 1.5 miles of Borough Green and its amenities it truly gets the best of both worlds with a mainline station giving connection to the West End and City of London.

### Description

Approached from a large gravel drive the property sits proudly in its corner plot. A covered entrance

welcomes you into the central hall and the space here sets the tone for the rest of the house. Access is granted to all areas and the hallway offers a downstairs water closet and understairs storage for coats and shoes. It also offers a doorway to the very good sized double garage allowing options for change of usage and development, subject to building regulations of course.

The main triple aspect sitting room sits to the front of the house and although of good proportions you feel the warmth of a family cosying together around the central brick fireplace and hearth. Light comes in from all areas and patio doors allow for access to the garden and air to flow in the warmer months. Double doors lead into a very nice sized formal dining room with large window to the side garden enjoying similar light to the sitting room. A doorway circulates you back to the hallway where you can enter the kitchen breakfast room to the rear. An ideal spot for this highly important room that shares a wall with the aforementioned dining room so could

be linked in a bigger multi functional space. Again good light from the rear garden is enjoyed through the window above two sets of sinks and to the side, plus a door allowing access to the outdoors. A breakfast bar offers up a location for less formal dining or a seat to be sociable whilst preparations for meals are made. A study is positioned also to the rear, an ideal place to work from home in the new world we find ourselves in or provide a hobby or music room.

Upstairs, via the dog leg staircase a large central landing with plenty of space gives access to the four double bedrooms, ideal for a growing family. To the rear right hand corner the principal bedroom is of great size and looks out over the rear garden. It benefits from a spacious ensuite shower room. Centrally to the rear is the main family bathroom, currently offering a large corner bath, vanity sink unit and WC. All three other double bedrooms have a good square footage so they should not create those arguments on who gets which, although we cannot of course guarantee this!

Externally the house is embraced by its wrap around garden with separate areas functioning for social interaction connected to the house and others with fantastic mature planting in the deep borders around the sculptured lawn. Rear and front access to the garden is possible.

### 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 and a half miles 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 Station. It has a highly rated primary school, local shop and popular public houses/restaurants as well as a very active Church. Borough Green/Wrotham station is about 1.5 miles 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, medical centre and dentist.





Approx. Gross Internal Area 2016 ft<sup>2</sup> ... 187.3 m<sup>2</sup>  
(Includes Garage)

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**

**Sevenoaks 01732 452246**

EPC Rating- D

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