



Ibbett Mosely

4 Court Lodge Stables Goring Place, Wrotham, Kent, TN15 7BQ



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**A SUPERBLY PRESENTED ATTACHED HOUSE IN AN EXCLUSIVE GATED DEVELOPMENT CLOSE TO THE CENTRE OF THE VILLAGE WITH LOVELY GARDEN AND SHARED USE OF AROUND FIVE ACRES OF COMMUNAL GROUNDS**

**Guide Price £600,000**

- 3 Bedrooms (1 en-suite)
- 2 Receptions
- Quality Fittings Throughout
- Bathroom
- Fitted Kitchen
- Garage & Car Barn
- Delightful Private Garden
- Plus Communal Grounds - Maintenance charge currently £579.43 per quarter
- Lovely Far Reaching Views
- EPC rating C - Council Tax Band E



Originally the SHOW HOUSE for this exclusive GATED DEVELOPMENT close to the heart of the sought after VILLAGE of WROTHAM and available for the first time since built in 2013. A generously proportioned ATTACHED MODERN HOUSE offering 3 BEDROOMS, 2 Bathrooms, 2 RECEPTIONS, Kitchen, GARAGE & CAR BARN plus visitor parking, GOOD SIZE PRIVATE GARDEN with TERRACE and view over communal grounds and the village rooftops beyond. WROTHAM & BOROUGH GREEN STATION is about 1 mile to the south with good commuter services to London Victoria AND COMMUTER SERVICE TO LONDON BRIDGE IN 37 MINUTES

acres of communal grounds shared by the owners. The property sits in a conservation area.

The property itself is at the end of the terrace and has its own garage and a separate car barn, as well as use of allocated spaces for visitors. The south facing rear garden is a delightful feature with a large terrace providing a glorious spot to entertain or dine alfresco whilst enjoying the superb view over the rest of the immaculately landscaped garden, the grounds and the village beyond.

The property has been completed to a high standard with a heat recovery system. The superbly presented and surprisingly spacious accommodation is arranged over two floors. On the ground floor an entrance hall has stairs to the first floor and a downstairs cloakroom/wc. The well fitted kitchen is off to the left with integrated appliances including double oven, hob, washing machine, dishwasher, wine cooler and fridge/freezer. Sliding doors open into a spacious sitting room with an

### Description

This was designated as the show house for this terrace of just four modern homes set amidst Goring Place, a Listed building which has been converted to provide a mix of luxury apartments and houses whilst still retaining the look and character of a country estate. This feeling is enhanced by the electric gated entrance and the well-maintained five



under stairs cupboard and French doors to the rear. A wide opening leads to the dining room with velux window and further French doors to the terrace and garden beyond.

On the first floor, a landing gives access to each room with a hatch to the loft space. The master bedroom has a fitted wardrobe with sliding mirror doors and a window to the rear with views. There is an en-suite shower room. There is a further double bedroom with fitted furniture and a very generous third bedroom. The main bathroom has a contemporary suite and a shower over the bath with a screen, the walls and floor are tiled.

The property has double glazing, gas central heating and oak wooden flooring downstairs. The garage is a short distance away with double doors and lighting. The separate car barn is nearby, just across the courtyard.

### Location

The property is within easy reach of the village centre and recreation ground. Wrotham is a popular and historic village on the Pilgrims' Way, at the foot of the North Downs and is designated as an area of outstanding natural beauty. 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 primary school, church, local shop, three public houses and a lovely open space. WROTHAM & BOROUGH GREEN STATION is about 1 mile to the south with good commuter services to London Victoria and a fast service to London Bridge in about 37 minutes. Borough Green also has an extensive range of amenities including good local shopping and leisure facilities.

### Directions

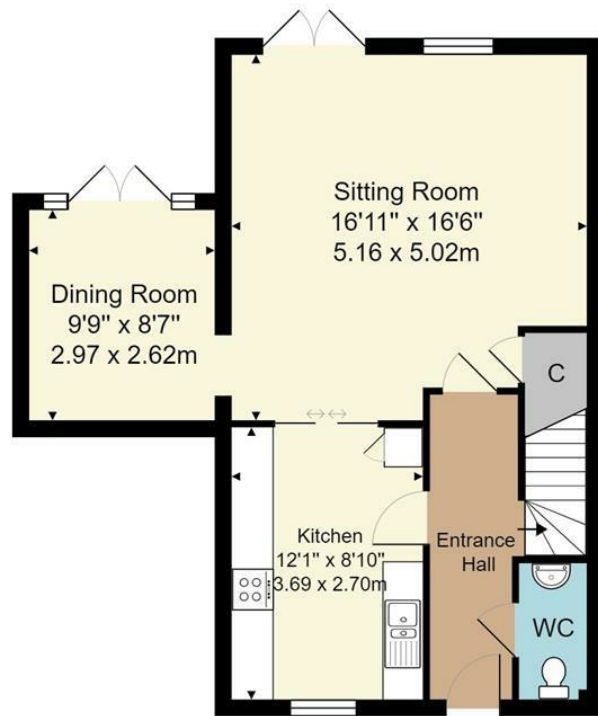
On entering Wrotham village, proceed along the High Street, passing the church on your right and turn left into Old London Road. The private gated entrance will be found a short distance on the left. Visitor parking is at the end of the private drive on the right, the property is on the left at the end of the drive.

**Agents Note re Management Charge and Planning**  
Maintenance charges are £579.43 per quarter for all communal maintenance

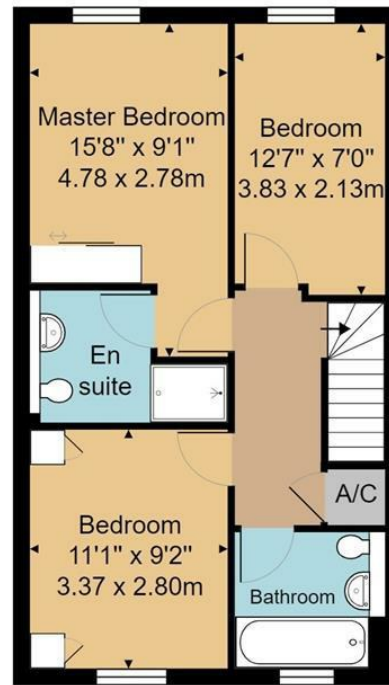
Restrictive covenants apply to the maintained communal land of the private estate that the property stands on.

Property stands in grounds of listed building therefore planning permission is required for alterations to property.

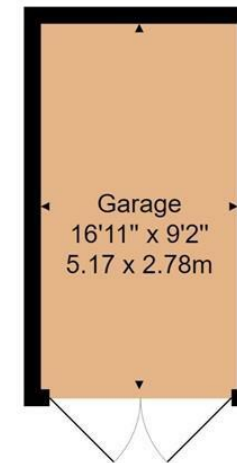




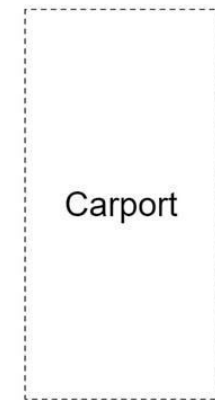
**Ground Floor**



**First Floor**



**Garage**



**Carport**

House Approx. Gross Internal Area 1076 sq. ft / 100.0 sq. m  
 Garage Approx. Internal Area 155 sq. ft / 14.4 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.

**Ibbett Mosely**

**Sevenoaks 01732 452246**

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EPC Rating- C

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