



Wrotham Hill Road

TN15 7PU

Guide Price £1,195,000



COUNTRY HOMES

TN15 7PU

Set within a secluded countryside setting, this unique former gatehouse offers a rare opportunity to acquire a characterful split-level residence, thoughtfully designed to provide both privacy and individuality. While technically attached, the layout has been carefully arranged so that the majority of the living accommodation is well removed from the neighbouring property, creating a strong sense of separation and seclusion throughout.

Accessed via a secure gated entrance, the home enjoys a peaceful and tucked-away position, ideal for those seeking a quieter lifestyle without sacrificing convenience. At its heart is a beautifully maintained, centralised south-facing garden, perfectly positioned to capture sunlight across the day and offering a tranquil space for relaxation or entertaining.

The interior is both spacious and versatile, featuring five generously sized king bedrooms, two of which benefit from ensuite facilities. The split-level configuration enhances the feeling of space, with distinct zones that lend themselves well to modern family living while maintaining the charm and character expected of a property of this nature.

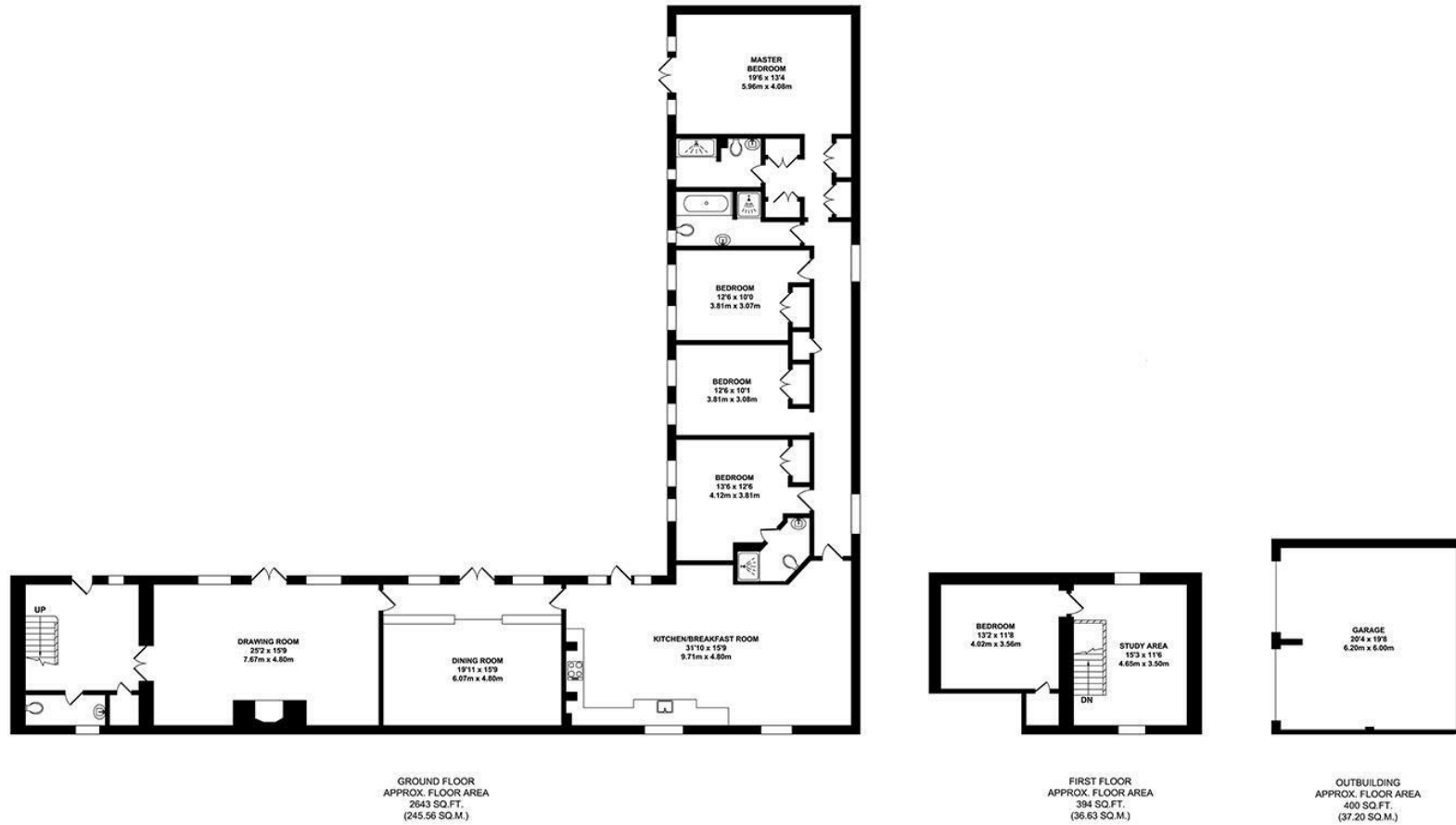
Externally, the property continues to impress with ample parking and the added benefit of a double garage, providing excellent storage or potential for further use/development. Despite its idyllic rural surroundings, the home is superbly connected, with convenient access to mainline train stations and major motorway links, making it well suited to commuters.

Located close to the sought-after villages of Fairseat, Stansted, and Borough Green, the property offers the perfect balance between countryside living and access to everyday amenities.

Combining character, privacy, and practicality, this distinctive home presents a truly rare offering. Viewings are highly advised to fully appreciate the space, setting, and unique layout on offer.

- Unique Former Gatehouse, Divided Into Two Split-Level Residences
- Secluded Countryside Location
- Close Proximity to Mainline Train Station(s) and Motorway Links
- Secure Gated Entry
- Centralised South-Facing Garden
- Ample Parking Available
- 5 King Size Bedrooms, with 2 Ensuities
- Double Garage
- Close to Nearby Villages of Fairseat, Stansted, and Borough Green
- Viewings Highly Advised





TOTAL APPROX. FLOOR AREA 3437 SQ.FT. (319.40 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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 plus)	A		
161-191)	B		
130-160)	C		
105-129)	D		
80-104)	E		
55-79)	F		
30-54)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





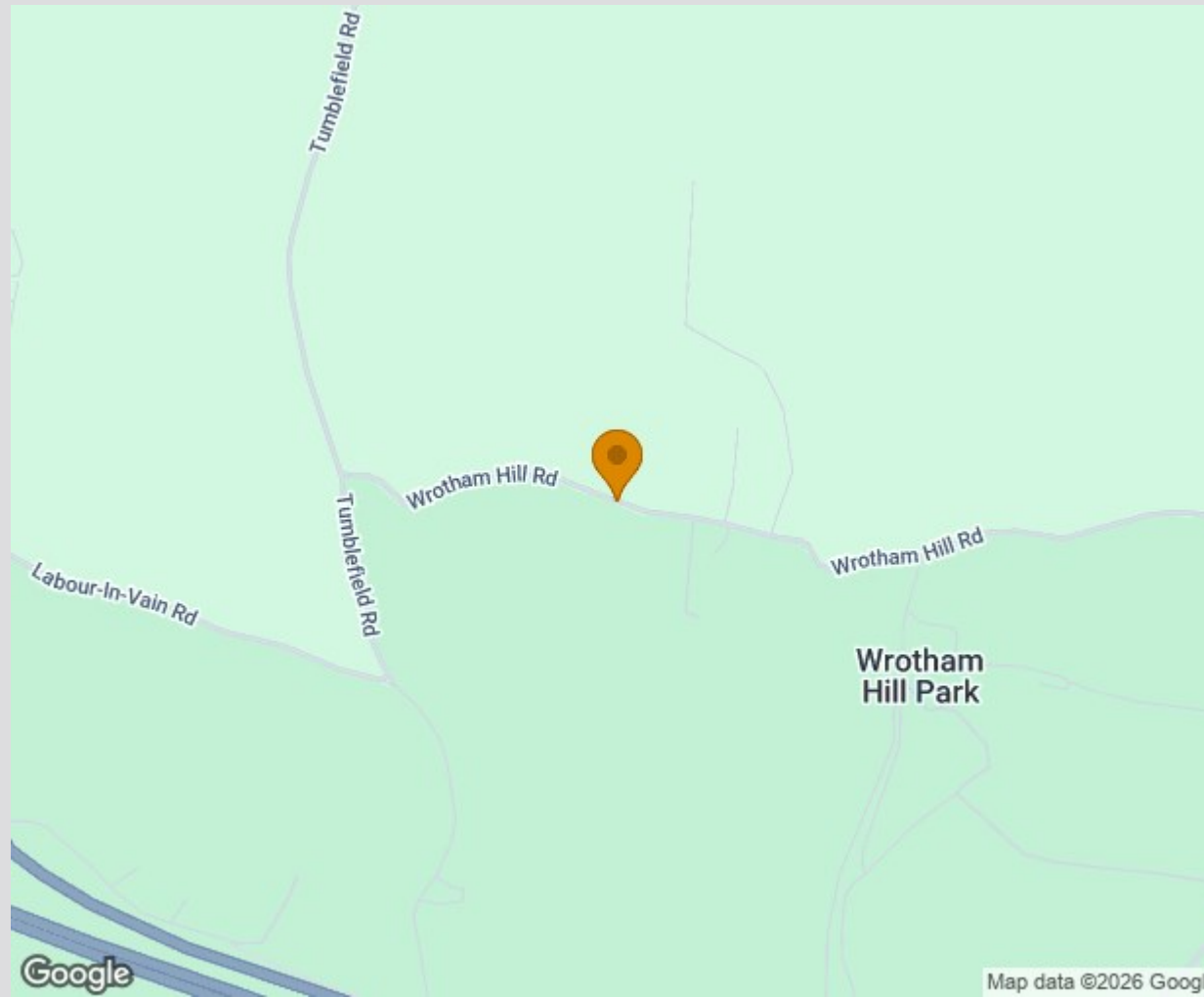
Location Map

Tenure: Freehold

Council tax band: F

AML Borough Green

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TO VIEW CONTACT: 01732 91 44 00 boroughgreen@khp.me

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