



QUERCUS COTTAGE, HIGH STREET, WROTHAM, KENT, TN15 7AA

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 **Hillier**
Reynolds

£540,000

FREEHOLD

Charming three bedroom terraced character cottage.

Beautifully presented throughout. Private courtyard garden.

Central village location. NO ONWARD CHAIN.





We are delighted to bring to the market this beautifully presented three bedroom terraced character cottage. The property was fully renovated to an exceptionally high standard in 2016. Located in the centre of the picturesque and historic village of Wrotham this property is offered for sale with NO ONWARD CHAIN.

As soon as you enter the property you will appreciate how well-maintained and loved this home has been. You will find the lounge/dining room on your right. This spacious and well-proportioned living room has two bay windows which allow for plenty of natural light, wooden floorboards and neutral decor complement the beamed ceiling and character features. The kitchen is well-designed with shaker style units and wooden worktops in keeping with the style and age of this unique property. There is a large selection of units providing plenty of storage and a breakfast bar makes this a sociable and practical space. There is direct access out to the low-maintenance and fully enclosed courtyard garden.

Next door to the kitchen is a useful utility room and WC. A large under stairs cupboard provides generous storage space.

Upstairs the property is as beautifully presented as the living space. The master bedroom is on your right and is large enough to be sub-divided to create two bedrooms. The second bedroom is a double room with a large built in storage cupboard. The family bathroom is spacious and well-fitted with a bath and shower over.

On the second floor you will find the most delightful double bedroom as well as a stylish and well-fitted shower room.

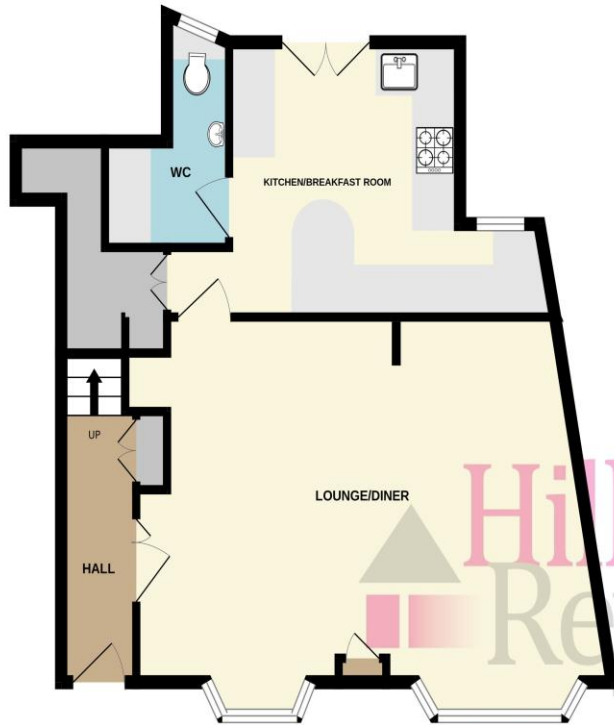
The village of Wrotham has two public houses as well as a charming hotel and restaurant. There is a beautiful church in the centre of the village that is recorded in the Domesday book and is steeped in local history. There is a large recreation ground, a primary school, secondary school and a local shop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

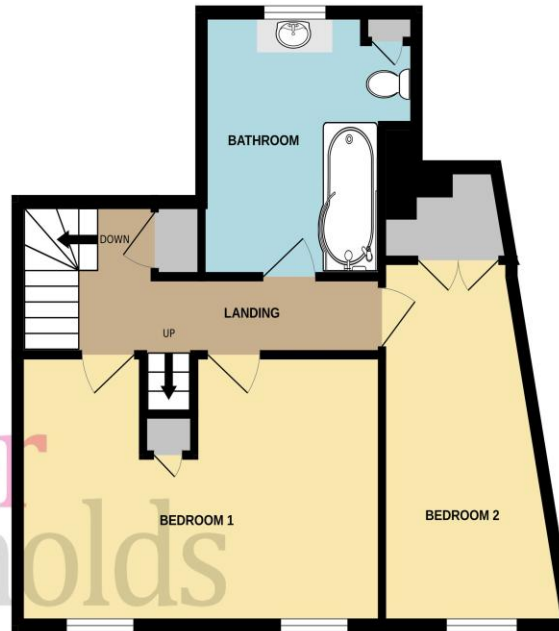
Viewing is highly recommended to fully appreciate the location and charm of this truly unique property.

ACCOMMODATION

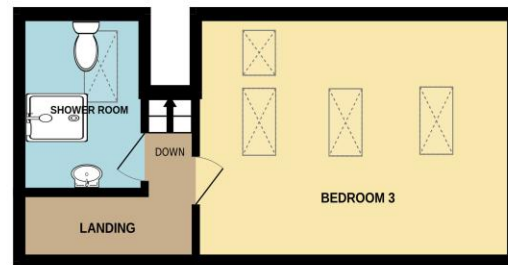
GROUND FLOOR
57.7 sq.m. (621 sq.ft.) approx.



1ST FLOOR
48.3 sq.m. (520 sq.ft.) approx.



2ND FLOOR
22.1 sq.m. (238 sq.ft.) approx.



TOTAL FLOOR AREA : 128.1 sq.m. (1379 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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Hallway

Lounge/Diner

22'9" (6.93m) x 15'0" (4.57m)

Kitchen/Breakfast Room

16'6" (5.03m) reducing to 11'1" (3.38m) x 11'6" (3.51m)

W.C.

First Floor Landing

Bedroom 1

17'8" (5.38m) x 10'11" (3.33m)

Bedroom 2

14'8" (4.47m) x 9'4" (2.84m)

Bathroom

Second Floor Landing

Bedroom 3

18'0" (5.49m) x 10'11" (3.33m)

Shower Room

Outside

Fully enclosed private courtyard garden.



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

www.landregistry.gov.uk

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

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | 74 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

Route to View

From our office in Borough Green proceed north along the High Street. Turn right at the end into the Wrotham Road. After approximately half a mile turn left onto the Borough Green Road. Continue into Wrotham High Street, take the next left towards the church and the home can be found on the left-hand side.

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

01732 884422

enquiries@hillier-reynolds.co.uk

www.hillier-reynolds.co.uk

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.

