



2 COURT LODGE

WROTHAM, TN15



IMMACULATE APARTMENT WITHIN GRADE II LISTED VILLA

A beautifully restored and presented apartment occupying a significant portion of a historical neoclassical Grade II Listed villa in the village of Wrotham, benefitting from its own private garden.



Local Authority: Tonbridge & Malling

Council Tax band: D

Tenure: Share of the Freehold

Service charge: £3615 per annum



THE APARTMENT

Located in a beautifully restored Georgian country home, this wonderful two bedroom apartment has been immaculately finished and blends the excellent Georgian volumes with a contemporary feel throughout.

A grand entrance hallway and staircase lead up to a formal hallway that links to all parts of the property benefiting from oak flooring throughout. The apartment has been interior designed throughout with bespoke furnishings and wallpaper giving each room its own separate character and feel. A remarkable south facing formal drawing room with bay windows sits at the centre of the property with views towards Wrotham and the surrounding countryside. Double doors lead to the dining room on the south west corner which is open plan to the modern, fully fitted kitchen with Miele appliances including two ovens, induction hob and wine fridge. A large roof terrace,











GARDENS & SITUATION

The principal bedroom suite sits at the other end of the property and is beautifully decorated whilst a second double bedroom and accompanying bathroom completes the ensemble on the first floor. A set of stairs leads up to the lantern reading room overlooking the entrance hallway (there is outline consent to convert this area to an additional bedroom by adding in a floor over the existing space) and with a utility room and ample storage. Outside the property not only benefits from two allocated parking spaces and one garage space but also an additional private garden with summer house with electricity, water and accompanying WC. A further wine cellar/storage is also provided in a separate part of the building.



Court Lodge is located in Goring Place on the north side of Wrotham which is an attractive village with many period buildings, located at the foot of the North Downs and offers a good range of local amenities, including pubs, a butchers and village shop. Well placed for transport, the M20/M26 gives access to the M25, London and the ports at Dover and Folkestone. Rail services from Borough Green station reach London Bridge in approx 38 mins and Charing Cross from approx 48 minutes.



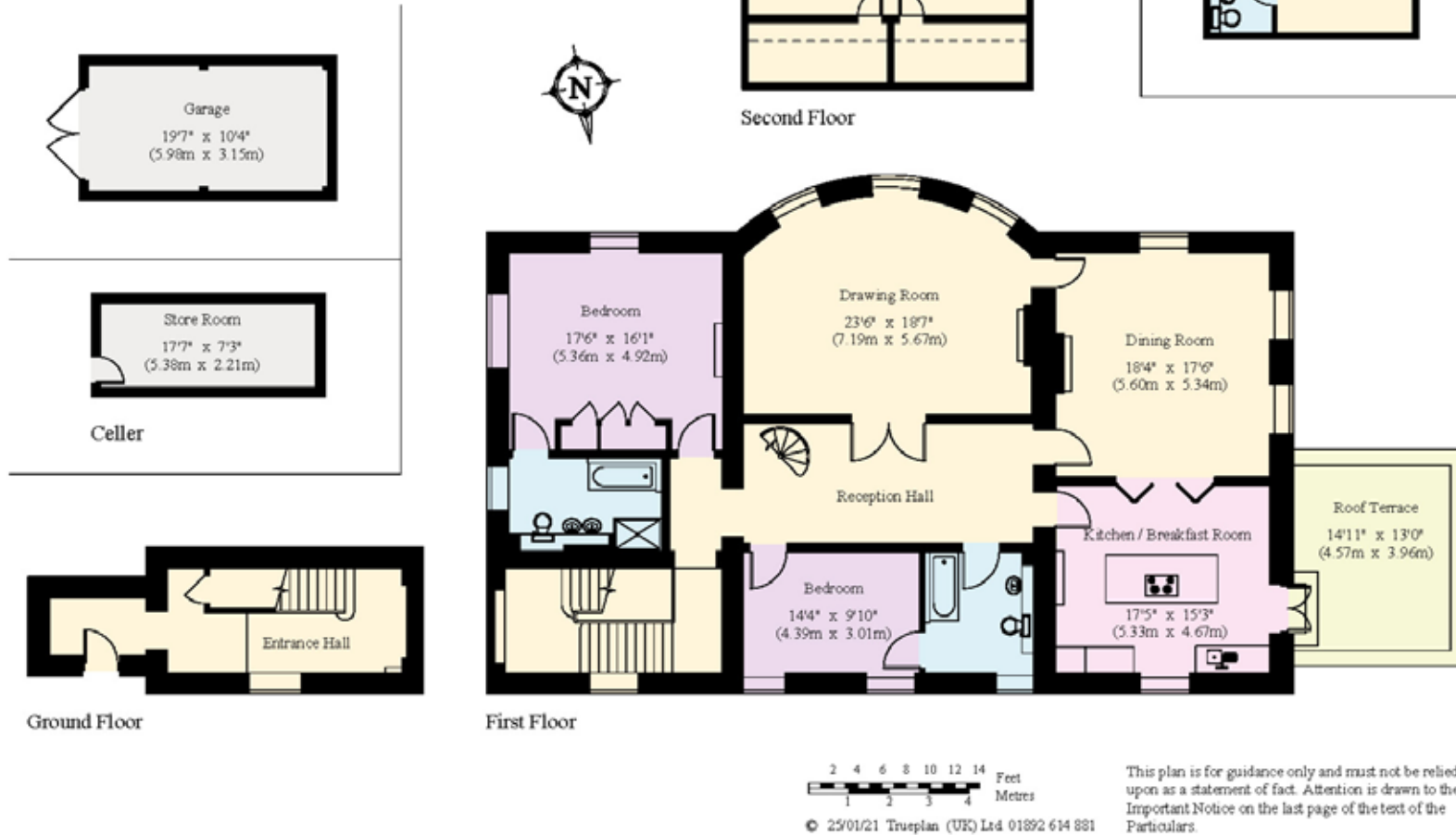
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House - Gross Internal Area : 278.5 sq.m (2997 sq.ft.)

Garage - Gross Internal Area : 18.8 sq.m (202 sq.ft.)

Summerhouse - Gross Internal Area : 19.7 sq.m (212 sq.ft.)

Cellar Store - Gross Internal Area : 11.3 sq.m (121 sq.ft.)



Approximate Gross Internal Area = 278.5 sq m / 2997 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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