



26 COURTYARD GARDENS, WROTHAM, KENT, TN15 7DS

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 **Hillier**
Reynolds

£325,000

FREEHOLD

Two bedroom end of terrace house in popular complex for OVER 55's located in sought after village of Wrotham.

Landscaped communal gardens and private patio area. Garage En-Bloc.

Beautifully presented and updated throughout. NO FORWARD CHAIN.





We are delighted to market this beautifully presented and updated spacious two bedroom end of terrace property which is located in a popular complex specifically for over 55's with pretty communal gardens as well as a private patio area and garage En-Bloc. The property is offered for sale with no forward chain. Located in the sought after and historic village of Wrotham with its village shop, recreation ground, church and pubs.

The property is located in a tucked away position within the development and has a private and sunny patio area. As you enter the property there is a useful storage cupboard in the entrance hall. The Lounge is spacious and bright with a feature fireplace as a focal point of the room. Patio doors lead out to the paved seating area. The Dining room is separated by an attractive archway. The Dining room is well proportioned and light and has a door leading out to the conservatory which, in turn, leads out to the pretty landscaped communal gardens. The en bloc garage is directly in front of the property.

The Kitchen is modern and well fitted and has been carefully designed to provide a good selection of cupboards and work top space. There is also a spacious Shower room on the ground floor.

Upstairs the master Bedroom is a very generous size and has a good selection of built in wardrobes. Both bedrooms are bright and sunny. The second Bedroom is a double room which also has built in wardrobes providing plenty of storage space.

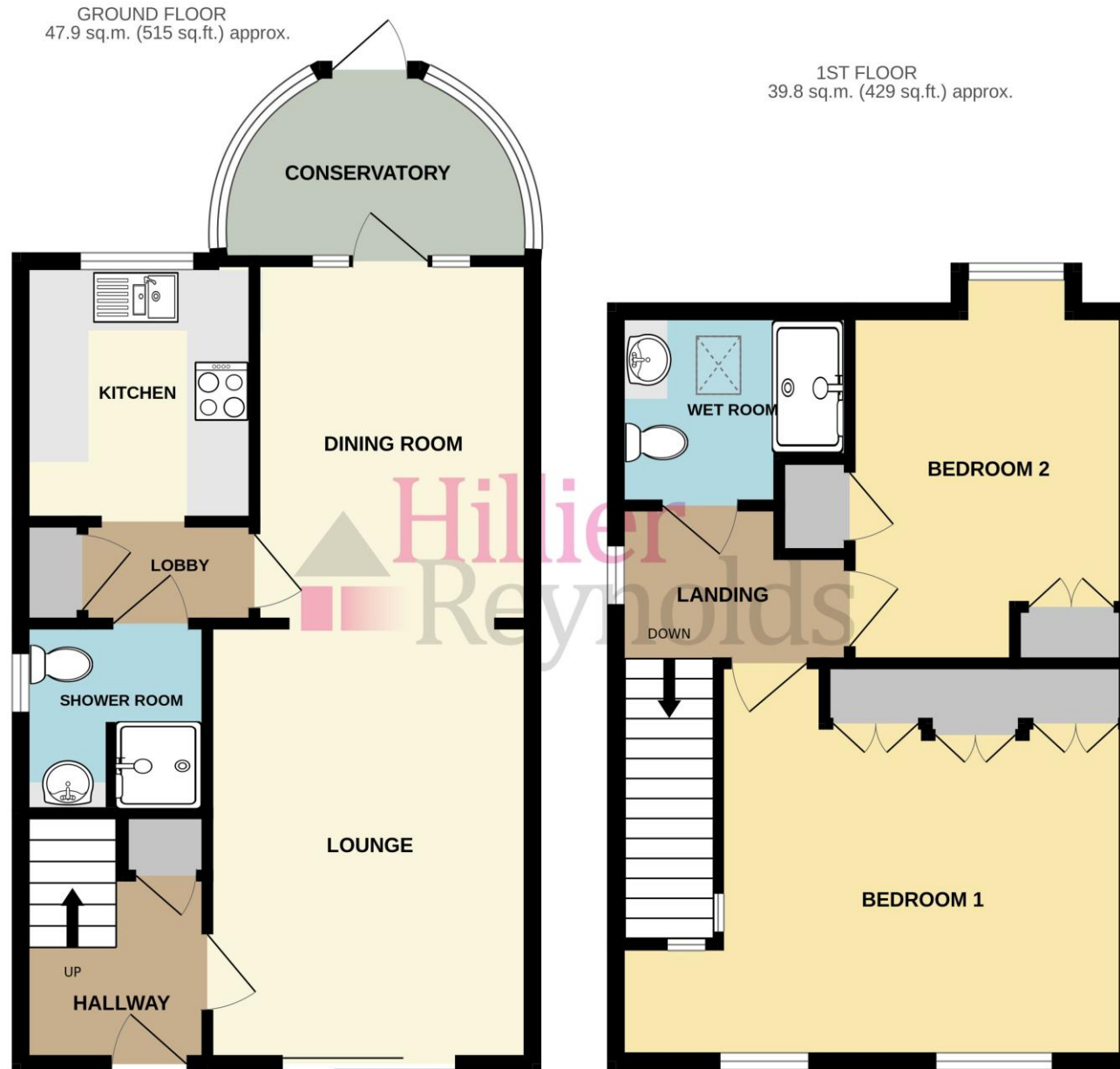
The wet room is well-fitted and modern.

This property will suit anyone looking to downsize to a spacious and practical retirement complex. There is a development manager to assist if required as well as the security of 24 hour care-line provision.

We understand that the property is freehold and have been advised that the garage is leasehold with the remainder of a 125 year lease which commenced in 1990. The property is offered for sale with no onward chain.

The property is located in the sought after village of Wrotham. The larger village of Borough Green is located approximately 1.5 miles away with its variety of shops and coffee bars as well as mainline station with services to London Bridge, Charing Cross, Victoria and Ashford. Access to both the M20 and M26 is also nearby.

ACCOMMODATION



GROUND FLOOR
47.9 sq.m. (515 sq.ft.) approx.

1ST FLOOR
39.8 sq.m. (429 sq.ft.) approx.

Hallway

Lounge

14'7" (4.45m) x 10'10" (3.30m)

Dining Room

12'6" (3.81m) x 9'3" (2.82m)

Conservatory

10'6" (3.20m) x 6'4" (1.93m)

Lobby

Kitchen

8'8" (2.64m) x 7'11" (2.41m)

Shower Room

First Floor Landing

Bedroom 1

14'3" (4.34m) x 11'2" (3.40m)

Bedroom 2

11'8" (3.56m) x 9'3" (2.82m)

Wet Room

Outside

Private patio area and attractive communal gardens

Garage - 18'1" (5.51m) x 8'8" (2.64m)

TOTAL FLOOR AREA : 87.7 sq.m. (944 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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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

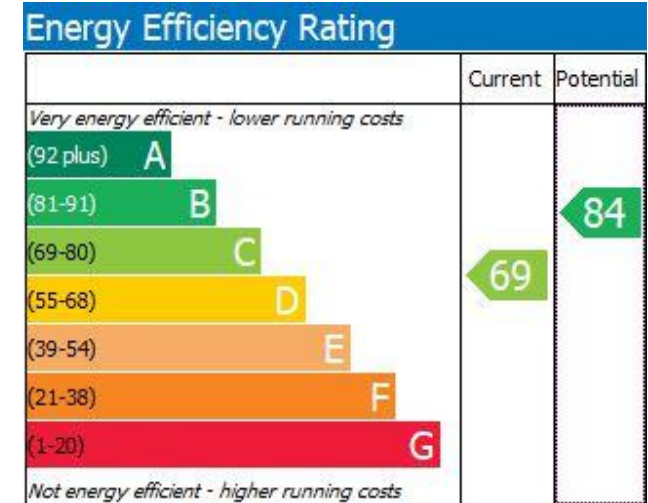
www.landregistry.gov.uk

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

www.fensa.org.uk

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

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



Route to View

From our office in Borough Green proceed north along the high Street. At the end turn right into the Wrotham Road. Turn left into Borough Green Road where signs direct you to Wrotham Village. Follow the road through the High Street and take the next turning on the left and then left onto Old London Road. Turn left into Court Meadow and then left again onto Courtyard Gardens.

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.

