



GORING MEADOW

Wrotham



A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME

Exceptionally well presented 3,300 sq ft detached family home set within an exclusive gated development with contemporary open-plan living, landscaped gardens and superb entertaining spaces.



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EPC

C

Local Authority: Tonbridge & Malling Borough Council

Council Tax band: G

Tenure: Freehold



THE PROPERTY

A welcoming entrance hall leads to the heart of the home and a magnificent open-plan kitchen, dining and family space, designed for modern living. The recently fitted bespoke kitchen features an extensive range of cabinetry, premium integrated appliances including a Bora hob and Quooker tap and a substantial central island. Large scale sliding doors create a seamless connection to the terrace and gardens beyond.

A stylish sitting room with feature panelling adjoins the main living area, while a separate study to the front enjoys an attractive outlook across the neighbouring meadow. Further ground floor accommodation includes a utility room, cloakroom, an impressive gym with direct access to the garden, and internal access to the garage.











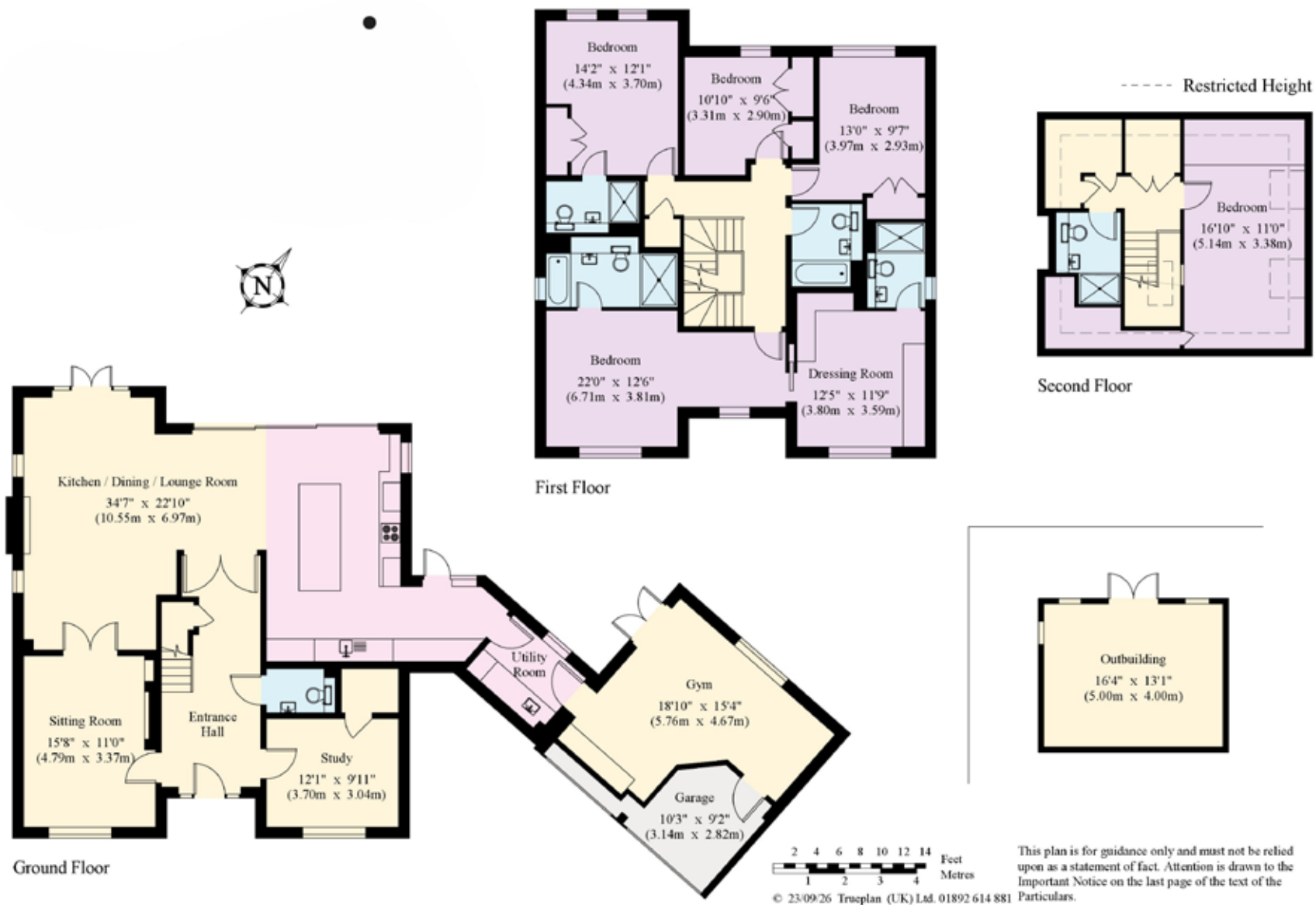
The first floor is centred around an outstanding principal suite comprising a generous bedroom, fully fitted dressing room and two luxurious ensuite bath/shower rooms. One of these rooms could easily be adapted to provide a sixth bedroom if required. Three further double bedrooms, all with fitted wardrobes, are served by a contemporary family bathroom and an additional ensuite shower room. On the second floor is a further spacious bedroom with ensuite shower room, ideal for guests, older children or multi-generational living.



The gardens have been thoughtfully landscaped to create a series of attractive outdoor spaces. A wraparound terrace provides superb areas for dining and entertaining, with manicured box hedging, a charming water feature beneath a pergola, a decked seating area and summer house. The level lawn is bordered by mature planting and specimen trees, creating both colour and privacy throughout the year. The total plot extends to approximately 0.23 acres.

To the front, the driveway provides ample parking for multiple vehicles with an adjacent lawn enclosed by attractive post and rail fencing.





Approximate Gross Internal Area = 325.5 sq m / 3503 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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