





1A ST. MARYS ROAD, WROTHAM, SEVENOAKS, KENT, TN15 7AL

£800,000

- Beautiful Design – Architecturally striking 1959 home built on a historic site, blending character with modern versatility.
- Flexible Living Space – Split-level layout with three bedrooms, including a large en-suite room ideal for business use or a home office.
- Self-Contained Annexe – Independent studio apartment with private High Street access—perfect for rental income or extended family.
- High-Spec Kitchen – Stylish open-plan living with Miele & Bosch appliances, quartz worktops, and a sociable triple-aspect layout.
- Mediterranean Garden – Low-maintenance sun trap with multiple seating areas, including a covered space ideal for entertaining.
- Ample Parking & Garage – Driveway for four cars, large garage for secure storage or cherished vehicle, plus original cellar space.
- Idyllic Village Setting – Nestled at the foot of the North Downs, Wrotham offers countryside charm, historic character, and a strong sense of community.
- Top-Tier Schooling – Home to an Ofsted Outstanding primary and Good secondary school, plus a recreation ground with a children's play castle.
- Rich Community Life – Enjoy cricket, netball, bowls, and walking football clubs, local events like the steam rally, and three welcoming village pubs.
- Excellent Transport Links – Just 1.2 miles from Borough Green station (London Bridge in 39 mins) or 21 mins to Ebbsfleet for London St Pancras in 19 mins

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ABOUT THIS HOME

VERSATILE HOME WITH SELF-CONTAINED ANNEXE IN HISTORIC WROTHAM VILLAGE

Set in a prominent position in the heart of Wrotham, this unique detached home—built in 1959 and winner of a local design award—offers striking architecture, flexible living, and income potential. It occupies the site of a former home destroyed during the war, with the original cellar still present as a historic feature.

Beautifully presented across split levels, the accommodation begins with a spacious entrance hall and French doors opening onto a Mediterranean-style courtyard garden. On the ground floor, a large en-suite bedroom—formerly used as a business premises—offers huge versatility. With its own access, it's ideal as a bedroom, multi-person office, treatment room or salon (subject to consents).

Stairs lead to a light-filled, triple-aspect kitchen/dining/living space. The high-end kitchen features Miele and Bosch appliances, quartz worktops, a breakfast bar, and stylish detailing throughout.

A few steps further, you'll find the principal bedroom with balcony overlooking the garden, an additional bedroom, and a smart shower room.

The self-contained annexe is accessed via its own private High Street entrance (and internally), and functions as a spacious studio apartment with kitchen, open-plan living/sleeping area, cloakroom, and large bathroom—ideal for rental income, guests, or extended family.

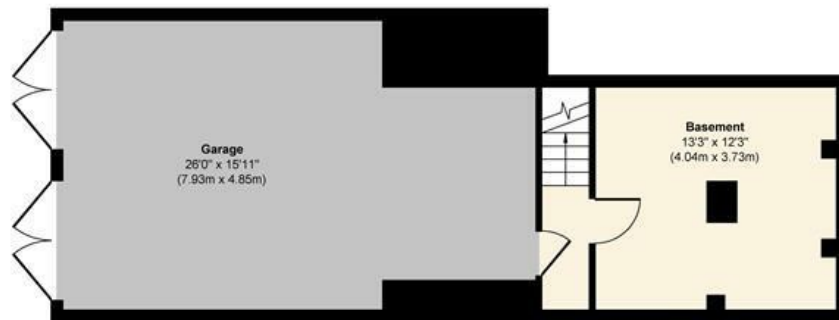
The property also features a large garage suitable for secure storage or a cherished vehicle, off-street parking for up to four cars, a charming low-maintenance garden with several seating areas (including a covered space perfect for entertaining), and a characterful cellar believed to predate the home.

Whether you're seeking a lock-up-and-leave with income potential, a base for business, or a distinctive multi-generational home, this rare property offers a flexible lifestyle in one of Kent's most picturesque villages.

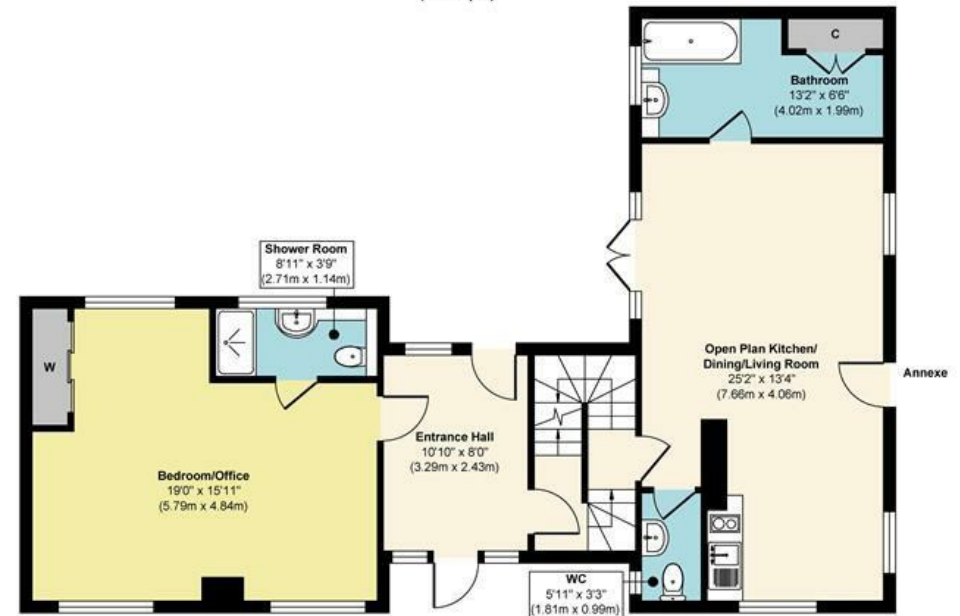








Basement
Approximate Floor Area
616 sq. ft
(57.26 sq. m)



Ground Floor
Approximate Floor Area
888 sq. ft
(82.50 sq. m)

Approx. Gross Internal Floor Area 2431 sq. ft / 225.96 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

ABOUT THE AREA

Wrotham is a quintessential English village nestled at the foot of the North Downs, surrounded by rolling countryside yet within easy reach of London. It offers an exceptional quality of life with a strong sense of community and rich historical character. Families will benefit from the Ofsted Outstanding primary school and Good-rated secondary school, as well as a recreation ground featuring a children's play area—complete with its own castle!

For leisure and community life, Wrotham boasts a cricket ground, bowls and netball clubs, football and walking football groups, a historical society, and even hosts a traditional steam rally. After a day of exploring or socialising, enjoy a warm welcome at one of the village's three characterful pubs: The George and Dragon, The Rose and Crown, or the 14th-century Bull Hotel.

Nearby Borough Green (1.2 miles) offers additional shops, eateries, and a train station with fast services to London Bridge and Victoria in 39 minutes and 46 minutes respectively. The fastest route to London involves a 21 minute (17 mile) drive to Ebbsfleet station with frequent trains to London St Pancras in 19 minutes. The thriving market town of Sevenoaks is just under 8 miles away, providing comprehensive shopping, leisure, and educational options along with a mainline station for fast London links.





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