



Ibbett Mosely

Paddock Lodge Gravesend Road, Wrotham,
TN15 7QE



A fantastic opportunity to buy a versatile chalet set in stunning gardens extending to a plot of approx. 0.9 acre. With lots of parking via a drive and two double garages the property will suit a large family or car enthusiast. A heated swimming pool and resin deck make it a destination for family and friends to get together.

Being sold with no onward chain offers a simple process.

Guide Price £850,000 - £900,000

Entrance Hall

The entrance hall provides a welcoming and practical transition area with a rich carpet underfoot and warm wooden doors. The staircase, featuring a polished wooden bannister, leads upstairs while the layout allows access to various rooms on the ground floor. The space is softly lit by ceiling fixtures, enhancing its inviting feel.

Sitting Room and Dining Room 18'11" x 17'2" (Sitting), 15'10" x 11'11" (Dining)

This bright sitting room extends into the dining area, creating a spacious, open-plan feel. The sitting area has a cosy carpet, neutral walls, and large windows that let in plenty of natural light. A modern feature fireplace is set into a simple white surround, adding character. The adjacent dining area comfortably accommodates a large table for at least 8 people and benefits from patio doors that open to the garden, inviting outdoor living.

Kitchen 20'8" x 8'10"

The kitchen is a bright, galley-style space with a tiled floor and a mix of light cabinetry and striking dark marble-effect work surfaces, providing excellent preparation space. It features a built-in double oven, integrated appliances, and a breakfast bar area. Large windows above the sink overlook the garden, allowing plenty of natural light to fill the room.

Bathroom

This generously sized bathroom is tiled throughout,

- Stunning approx. 0.9 acre plot with heated swimming pool
- Flexible accomodation over two floors
- Large Reception Rooms with Open Plan Layout
- Large Drive & Two Double Garages
- NO ONWARD CHAIN
- Further Potential to Develop Garages
- Modernised throughout
- Near Mainline Stations and Motorway Network
- Council Tax Band G; EPC Rating D
- Guide Price £850,000 - £900,000

featuring a classic white suite with a bathtub, pedestal basin, and toilet. The floor has a distinctive black and white tiled design, adding flair to the room. A wide frosted window ensures privacy while providing natural light, and thoughtful touches such as a heated towel rail complete the space. A stand alone shower cubicle is also provided.

Bedroom 2 15'4" x 9'0"

The ground floor bedroom is a light, cheerful room with carpeted flooring and a large window that floods the space with natural daylight. It is generously proportioned. Neutral tones throughout create a calm and restful atmosphere.

Wetroom

The wetroom is a compact, practical space with modern tiling and a walk-in shower. It features a wall-mounted sink and a toilet, designed for ease of use and accessibility. A frosted window allows natural light while maintaining privacy.

Bedroom 1 14'0" x 11'11"

This bedroom is a well-sized, light-filled space with carpeted floors and neutral décor. A large window overlooks the garden. The room feels calm and welcoming, perfect for rest and relaxation and features built-in wardrobes with sliding doors, providing ample storage.





Bedroom 3

15'2" x 8'10"

A further bedroom on the ground floor, offering a spacious room with carpeted flooring and a window that provides garden views. Neutral shades enhance the bright and airy feel, making it a versatile space for sleeping or study.

Study / Bedroom Five

10'3" x 9'4"

The study offers a compact and functional workspace nestled under sloping ceilings, creating a cosy atmosphere. It features a central desk with ample surface area, complemented by shelving and cupboard space for storage. A narrow, horizontal window allows natural light to brighten the space, while a modern office chair and additional seating complete the room, making it ideal for focused work or reading.

Bedroom 4

10'8" x 9'10"

The first floor bedroom is a cosy, attic-style room with sloped ceilings and a window that lets in natural light. It offers a peaceful retreat with simple décor and neutral tones and has hardwood flooring. Adjacent is a small cupboard providing extra storage.

Study / Bedroom 5

10'3" x 9'4"

This additional first floor room serves as a study or small office space, featuring sloping ceilings and a window for natural daylight. It includes convenient built-in cupboards for storage, making it versatile for working or hobbies. Hardwood flooring.

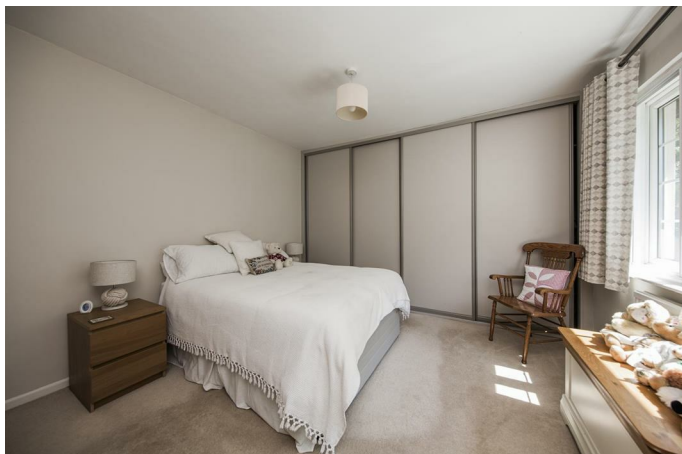
Rear Garden

The enclosed rear garden is a generous outdoor space, mainly laid to lawn and surrounded by mature trees and shrubs, offering privacy and a peaceful atmosphere. It features a patio area ideal for outdoor dining and relaxing, with mature planting adding to the tranquil setting. There two large sheds and two smaller sheds within the secured garden from the front of the home. A resin patio / drive is provided to the side of the home.

Swimming Pool

31'11" x 16'1"

A stunning swimming pool measuring approximately 9.73 by 4.90 metres offers a wonderful spot for leisure and exercise. It is surrounded by a resin deck area with seating and shaded dining space, providing a perfect place to enjoy the outdoors in comfort and style. The pool area is bordered by mature planting and trees plus a large pool hut, ensuring privacy.





Front Exterior

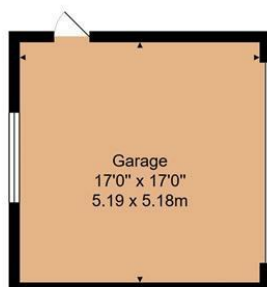
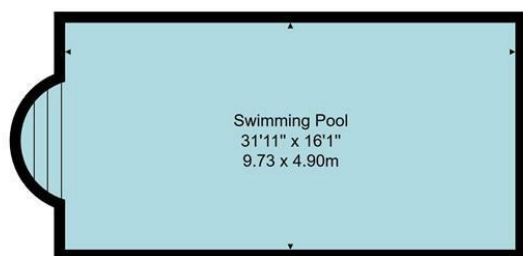
The front exterior of the property is set back from the road behind mature trees, with a large resin driveway providing ample parking space. It has a connected double garage as well as a further detached double garage and car port. The house itself has a traditional, low-rise design and features a double garage with additional storage space. Well-maintained shrubs and greenery frame the entrance, creating an inviting arrival. This area is securely gated from the rear garden area.

Wrotham

Wrotham is a popular and historic village on the Pilgrims' Way, at the foot of the North Downs designated as an area of outstanding natural beauty - offering some delightful country walks. It is one mile north of Borough Green and approximately five miles east of Sevenoaks. Its position between the M20 and M26 motorways provides easy access to London, the M25, the coast and Ebbsfleet International. It has a highly rated primary school, local shop and popular public houses/restaurants. Borough Green/Wrotham station is about 1 mile to the south with good commuter services to London Victoria and London Bridge within 40 minutes travel.

Borough Green is a lively local community with an excellent range of local shops (including Sainsbury's Local and a Co-Op) as well as other amenities (such as a library, village hall and various churches) and independent restaurants and cafes as well as a Costa. There are well thought of local primary schools and secondary schooling.





House Approx. Gross Internal Area 1878 sq. ft / 174.5 sq. m
Approx. Gross Internal Area (Incl. Garages, Excl. Pool) 2494 sq. ft / 231.7 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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EPC Rating- D

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