

Ibbett Mosely

2 Ford Place Cottage Ford Lane, Wrotham Heath, TN15 7SE



This fabulous home and location is rare to the market being owned by the family since 1971. Positioned of a country lane on a private drive this stunning plot and home will be sure to be popular.
Price Guide £625,000 to £650,000

- Two Bedroom Semi Detached House
- Spacious & Flexible Layout
- Modern Kitchen & Bathroom
- Stunning Garden & Borrowed Views
- Garage & Drive Plus Additional Parking to Access Lane
- Outbuildings & Office Space
- EPC rating F
- Guide Price £625,000 to £650,000



Lounge
20'8" x 12'1"
This welcoming lounge offers a spacious and bright environment, featuring light wood-effect flooring and a wood-burning stove that adds a cosy touch. French doors open to the garden, inviting plenty of natural light and providing a delightful connection to the outdoors. The neutral walls and tasteful décor create an inviting atmosphere perfect for relaxation or entertaining.

Kitchen / Breakfast Room
18'0" x 9'6"
A bright kitchen and breakfast room featuring a modern design with white cabinetry and a striking blue mosaic tile splashback that adds character. The space is fitted with tiled flooring and includes appliances such as an oven and washing machine. A window overlooks the garden, while a door leads directly to a covered patio area, perfect for easy outdoor dining or entertaining.

Utility Room
This cosy utility area offers practical space for laundry with a washing machine under the counter, complemented by a small dining or seating nook furnished with a table and two chairs. The room features a tiled floor and provides direct access to the garden, making everyday chores more convenient.

Sitting / Dining Room
25'0" x 10'11"
A spacious sitting and dining room characterised by parquet flooring and a large window letting in natural light. The room feels homely and comfortable, with a warm palette and traditional wooden furniture. It's an ideal space for family meals or social gatherings and benefits from its open-plan layout with stairs leading to the first floor.

Bathroom
The bathroom is finished with light, neutral tiles giving a clean and fresh appearance.









It is fitted with a modern white suite including a bath, toilet and basin with storage cupboards beneath. A frosted window ensures privacy while allowing in natural light.

Bedroom 1

12'4" x 11'4"

A well-proportioned bedroom featuring built-in white wardrobes and a large window that fills the room with daylight. The soft pastel walls and carpeted floor create a calm and restful space, perfect for unwinding at the end of the day.

Bedroom 2

21'8" x 7'6"

A long, narrow bedroom painted in pale tones with carpeted flooring. The room has a window at one end providing natural light and built-in storage at the other. This calm and simple layout offers ample space for a single bed and storage. This in turn leads onto a further space linked as a twin room for an additional single bedroom.

Covered Patio and Rear Garden

This charming covered patio area is perfect for outdoor dining and relaxation, furnished with a round mosaic table and chairs. It opens out to a large, well-maintained garden with various flowerbeds, mature trees and plenty of space to enjoy the countryside views beyond, creating a peaceful and private outdoor retreat.

Front Exterior

The property is set back from the road behind a long driveway bordered by mature trees and lawned areas, providing an attractive and private approach. The well-maintained front garden adds to the welcoming feel of this countryside home.













Garage and Office

21'0" x 9'0" (Garage) 9'8" x 7'8" (Office)

Detached garage with an adjoining office space, offering useful storage and workspace separate from the main house. Both rooms are practical additions for hobbyists or home working.

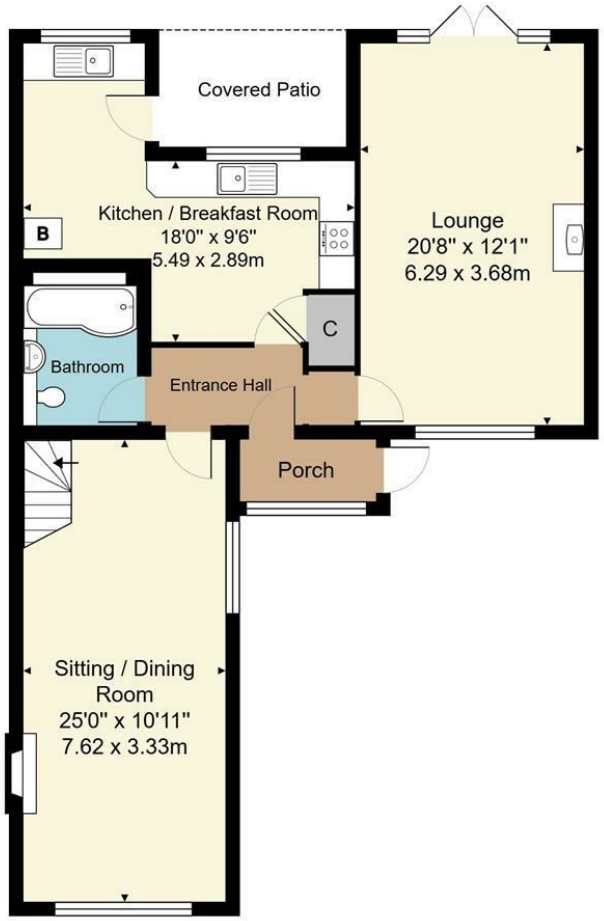
Summer House

9'7" x 9'7"

A compact summer house located at the far end of the garden, ideal for use as a hobby room or quiet retreat. Measuring just under 3 metres square, it offers a private space surrounded by greenery.

Location

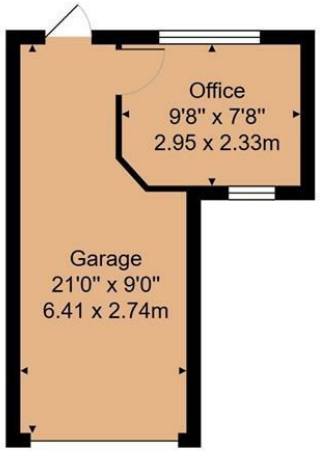
This charming property is located in a secluded location in a semi-rural position set off Ford Lane in Wrotham Heath. Local amenities include a petrol station with shop, Chinese restaurant, Vineyard restaurant, Beefeater public house with restaurant and the Holiday Inn Hotel and Health Club. The village of St. Mary’s Platt is approximately a mile away and benefits from a primary school. A wider variety of shops and facilities are available at Borough Green. Transport links include Borough Green & Wrotham train station 1.5 miles away, offering direct services to London Bridge and Charing Cross. The Junction of the M20 is approximately half a mile away, giving easy access to the M26 (for M25) for access to Gatwick and Heathrow, Airports, as well as seaports and resorts on the South Coast.



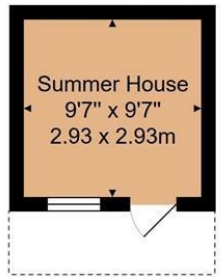
Ground Floor



First Floor



Area: 236 ft² ... 21.9 m²



Area: 92 ft² ... 8.6 m²

House Approx. Gross Internal Area 1218 sq. ft / 113.2 sq. m
Approx. Gross Internal Area 1546 sq. ft / 143.7 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- G

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