



JONATHAN HALL

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Courtyard Gardens, Wrotham, Sevenoaks, Kent, TN15 7DS

Price Range £325,000 to £350,000

jonathanhall.exp.uk.com



A spacious and well-presented two double bedroom house benefiting from a number of improvements over the last 6 years, including a stunning modern kitchen, a lovely modern shower room, in a lovely development for the over 55s, with a garage, delightful gardens, on-site resident manager and emergency 24-hour careline. It is located in the sought-after historic and picturesque village of Wrotham with its village shop, four pubs, village shop, church, popular primary school and secondary school. Borough Green, with its wide range of local amenities including its mainline station with services to London, from 37 minutes, is approximately 1.4 miles away.

Summary

- Spacious & Well-Presented House
- Undergone Several Improvements
- Lovely Development for Over 55s
- Located in Sought-After Historic Village
- 1.4 Miles to Station (37 minutes to London)
- Sitting Room Open-Plan to Dining Room
- Modern Fitted Kitchen, Modern Shower Room
- Two Double Bedroom & Bathroom
- Delightful Gardens & Garage
- No Onward Chain

Accommodation

The ground floor comprises: entrance hall with stairs to first floor and built-in cupboard; bright and airy, dual aspect, sitting/dining room with patio door leading to the patio at the front, door leading to a small patio at the rear, and a beautiful fireplace with marble insert and hearth and an electric fire; inner hall with built-in airing cupboard, housing the hot water cylinder with an immersion heater, and shelving; modern fitted kitchen comprising high-gloss cream fronted units, laminate worktops, stainless steel sink with mixer tap, Neff induction hob with extractor hood above, built-in Neff double oven, an integrated Neff fridge/freezer, a Bosch washing machine and Miele dishwasher; and a modern shower room, fitted with a shower cubicle with Aquilisa shower, vanity washbasin with cupboard below, WC and chrome towel-rail radiator.

The first floor comprises a landing with hatch to the loft; bedroom one with a range of fitted wardrobes, drawers and matching bedside cabinets; bedroom two with built-in wardrobe/cupboard, fitted wardrobe and matching fitted dressing table with drawers; and bathroom with WC, vanity washbasin with cupboard below, bath with mixer tap and shower spray with wall fitting and chrome towel-rail radiator.

The property also benefits from German Fischer electric radiators with separate thermostats, which can be programmed, double glazed windows and doors, fitted blinds and curtains, light-fittings and fitted carpets.

Outside

Outside there are delightful communal gardens including a patio adjacent to the front of the property, leading to a lawn with flowerbeds, a path to the entrance door and a fence to the front; and a small patio adjacent to the rear of the property, leading to a lawn and rockery. There is a garage on block with an electric remote-control door.

Agents Note

The property is freehold, is in council tax E and is for over 55s. The vendors have informed us that the garage is leasehold on a 125-year lease from 1989 TBV.

The current service charge is £225.85 PCM, and covers:

- Buildings' insurance;
- Repair and redecoration of the house and the garage;
- Gardens and grounds maintenance;
- Electricity and water for the grounds;
- Window cleaning;
- The on-site resident manager;
- The emergency 24-hour careline; and
- A contingency fund for over unexpected expenses.



Location

The sought-after historic and picturesque village of Wrotham, located at the foot of the North Downs, offers a village shop, hairdressers, a popular primary school, secondary school, recreation ground with an excellent children's play area, cricket pitch, four pubs and a church.

The popular village of Borough Green is approximately 1.4 miles away, and has a wide selection of local amenities including a variety of shops, restaurants, take-aways, pub, bar, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa) and mainline station with services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes), Victoria (from 47 minutes), Maidstone and Ashford.

Trosley Country Park, with its beautiful woodland walks and stunning views, is approximately 2.7 miles away.



The popular historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 5.2 miles away.

The popular historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private educational facilities, including Grammar schools and the renowned Sevenoaks Public School, and mainline station with services to London Bridge (from 23 minutes), is approximately 7 miles away.

Bluewater Shopping Centre can be accessed within 13 miles.

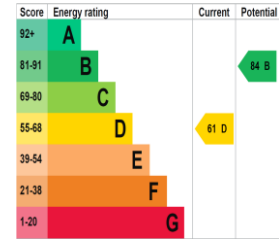
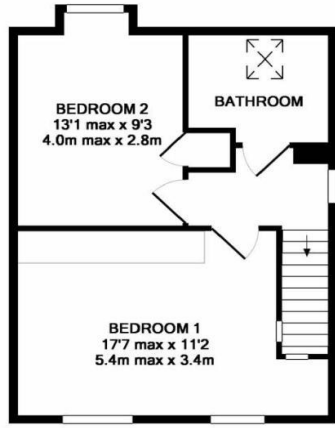
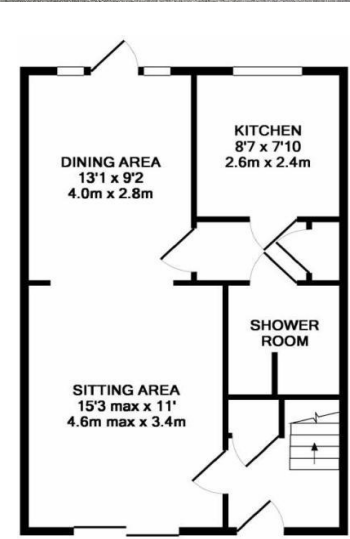
The M26 and the M20 can both be accessed within 1.5 miles.



A spacious and well-presented two double bedroom house, which benefits from a number of improvements, in a lovely development for the over 55s, with a garage and delightful gardens; located in the popular historic village of Wrotham.







GROUND FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 412 SQ.FT.
(38.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 898 SQ.FT. (83.4 SQ.M.)



1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

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