



JONATHAN HALL

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High Street, Wrotham, Sevenoaks, Kent, TN15 7AH

Guide Price £1,250,000

jonathanhall.exp.uk.com



Accommodation

Ground floor: vestibule; hall with staircase to the first floor, door and steps leading to a spacious cellar, and oak flooring; drawing room with an open fire, French doors to the garden and oak flooring; sitting room with a lovely fireplace with coal effect gas fire and oak flooring; and a stunning spacious kitchen/dining room with a bespoke fitted kitchen comprising a large island with granite worktop, gas hob, sink with mixer tap, five ring gas hob, and cupboards and drawers below; tower units with drawers, two built-in ovens, built-in microwave, built-in coffee maker, and fridge/freezer, inglenook fireplace with wood burner, former bread oven and seat; exposed beams, stone and oak flooring, and trapdoor to the cellar; utility room with pantry, fitted cupboards, sink, spaces for washing machine and dryer, gas fired boiler, pressurised hot water cylinder, exposed beams and brick floor; and cloakroom with WC and washbasin. **First floor:** landing with stairs to the second floor, a large principal bedroom with a large fireplace, exposed beams and a door to the bathroom; three further double bedrooms, two with period fireplaces and one with fitted wardrobes, and a stunning stone tiled bathroom with a roll top bath, shower cubicle, two washbasins and WC. **Second floor:** a vaulted landing/study with exposed beams; two additional bedrooms both with vaulted ceilings and exposed beams; and a modern shower room with a shower cubicle, washbasin and WC.

A charming, superbly presented and spacious Grade II listed house, dated 1734, however, the rear of the property is from the 1600s, with an attached office/shop/potential annexe, a large barn, a courtyard/driveway and a lovely southerly facing secluded garden. Conveniently located in the heart of the sought-after, picturesque and historic village of Wrotham with its local amenities, and only approximately 1.2 miles from Borough Green with its wide range of local amenities, including a railway station, with services to London from only 37 minutes.

Summary

- Deceptively Spacious Grade II House
- Superbly Presented Accommodation
- Heart of Sought-After Historic Village
- Convenient for Local Amenities
- 1.2 Miles to Station (37 minutes to London)
- Stunning Kitchen/Dining, Utility Room, WC
- Sitting Room, Drawing Room, Large Cellar
- 6 Bedrooms, 2 Bath/Shower Rooms, Study
- Southerly Garden & Office/Shop/Annexe
- Courtyard/Driveway & Large Barn/Garage

Outside

There is a small paved front garden with iron railings and gate to the front; a large barn/garage with double doors to the front, power and light and stairs to a large store room on the first floor; a paved driveway/courtyard with double gates to the front; and an approximately 55ft (max) x 44ft (max) lovely pleasant southerly facing secluded garden with patio, lawn, mature hedging, trees, grapevine, wisteria, outbuilding, gate leading to Bull Lane, and access to the attached office/shop/potential annexe with two rooms and a WC.

Agents Note

The property is Grade II listed, freehold, attached to a building at the rear on the ground floor, in council tax band G and it benefits from gas central heating, mains gas, mains electrics, mains water and mains drains. Our vendor informs us that the office/shop is currently rented out at £6,000 to hairdressers on a full-repairing lease, which is now on a month-to-month periodic contract, however, the vendor/new owners would need to give 6 months to end the lease.



Location

The sought-after historic village of Wrotham 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, with its wide range of local amenities including a variety of shops, restaurants, cafe, coffee shops, tea room, takeaways, pub, bar, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa), park with children's playground, tennis courts, basketball court, skate park, football fields, bowls club, and railway station with services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes), Victoria (from 47 minutes), Maidstone and Ashford, is approximately 1.2 miles away.



Trosley Country Park, with its beautiful woodland walks and stunning views, is approximately 2.5 miles away.

The popular historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 5 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 8 miles away.

The M26 and the M20 can both be accessed within 1.2 miles.



A charming, superbly presented and spacious six bedroom Grade II listed house with an office/shop/annexe, a pretty southerly facing secluded garden, courtyard/driveway and a large barn/garage; located in the heart of the sought-after historic village of Wrotham.







House - Gross Internal Area : 327.9 sq.m (3529 sq.ft.)
 Office - Gross Internal Area : 23.7 sq.m (255 sq.ft.)
 Barn - Gross Internal Area : 94.3 sq.m (1015 sq.ft.)



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		84
C (69-80)		
D (55-68)	60	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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If you need get in touch, please contact me on
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