



Wrotham Hill Road

TN15 7PU

£1,250,000



COUNTRY HOMES

TN15 7PU

Nestled on Wrotham Hill Road, this remarkable attached house offers a unique blend of modern living and rural charm. Set within a generous plot of nearly a third of an acre, this property boasts over 3000 square feet of well-designed living space inside, making it an ideal family home.

The residence features three inviting reception rooms, providing ample space for relaxation and entertainment. With five spacious bedrooms, there is plenty of room for family and guests alike. The property also includes three well-appointed bathrooms, two of which are ensuite, ensuring convenience for all.

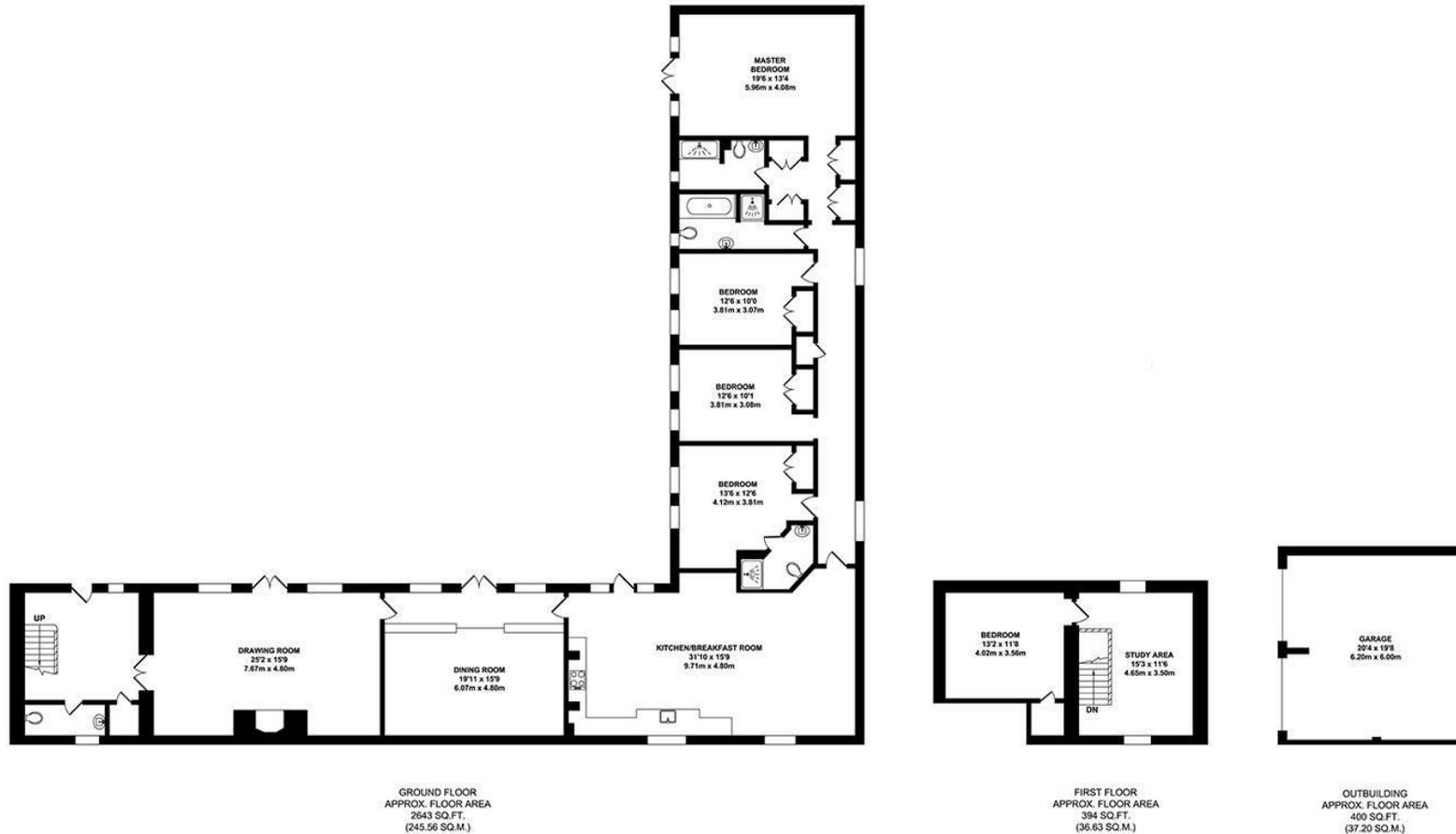
At the heart of the home is a modern open-plan kitchen and family room, perfect for gatherings and everyday living. This contemporary space is designed to foster connection and comfort, making it the ideal setting for family meals and social occasions. Due to the design, the rooms overlook the private garden giving this home a sense of privacy and a feel of a country retreat. With the property mainly laid out on one level, this would also suit those with mobility needs.

For those with vehicles, the property offers parking for ample vehicles, along with a double garage, providing both security and convenience. The surrounding rural landscape enhances the appeal of this unique home, offering a tranquil retreat from the hustle and bustle of everyday life.

This property is a rare find, combining spacious living with a picturesque setting. It is perfect for those seeking a harmonious balance between modern amenities and the beauty of nature. Well presented by the current sellers, don't miss the opportunity to make this exceptional bright and airy house your new home. Call now to view.

- Attached house linked by 1 elevated room
- Private residence
- Over 3000 sq ft in the house
- Mainly over 1 level
- 3 receptions
- 5 bedrooms
- 2 ensembles
- Beautiful garden
- Rural location
- Viewing encouraged





TOTAL APPROX. FLOOR AREA 3437 SQ.FT. (319.40 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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 plus)	A		
161-191)	B		
130-160)	C		
105-129)	D		
80-104)	E		
55-79)	F		
30-54)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





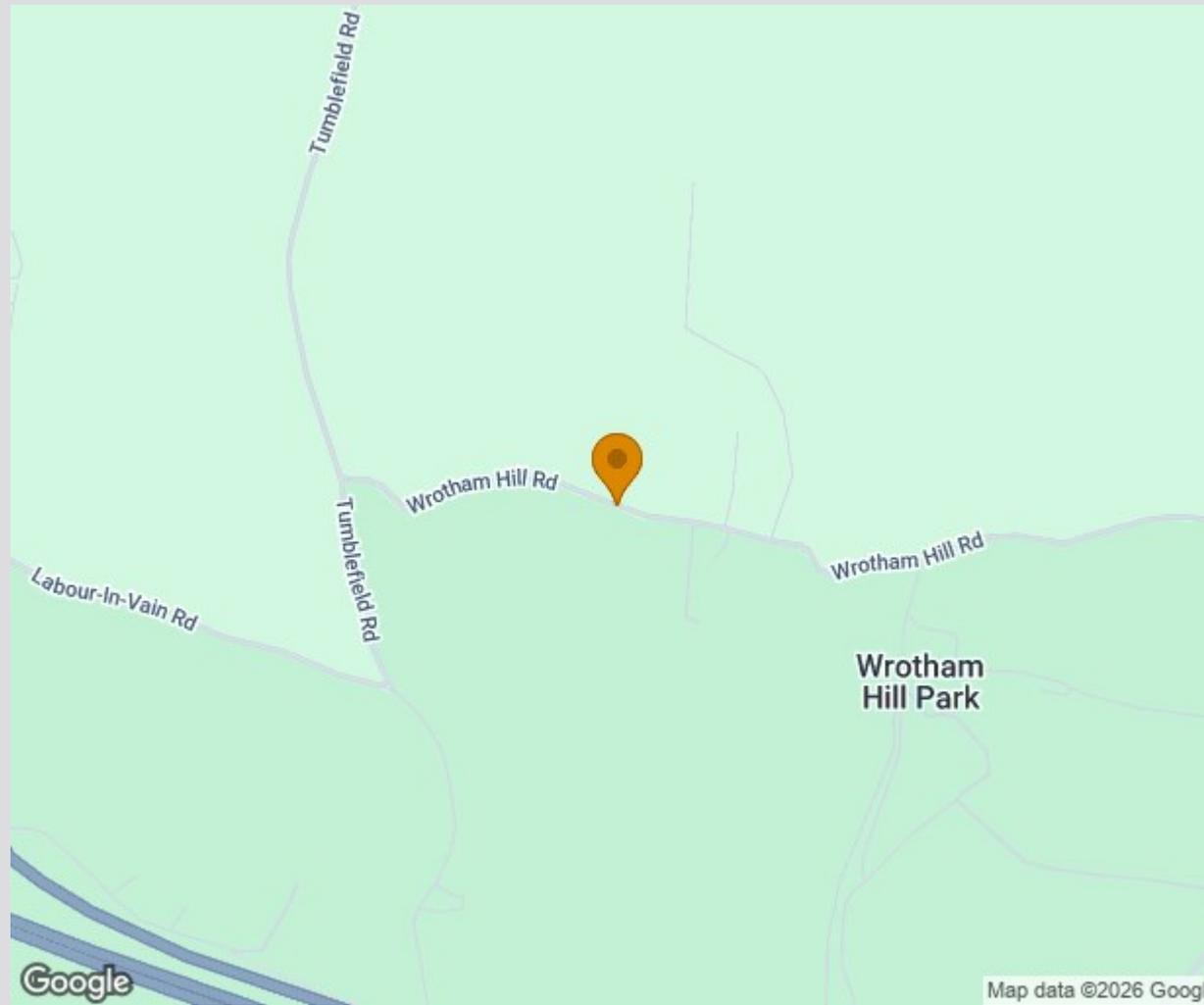
Location Map

Tenure: Freehold

Council tax band: F

AML Borough Green

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



TO VIEW CONTACT: 01732 91 44 00 boroughgreen@khp.me

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