



## High Street

Wrotham TN15 7AD

Guide Price £535,000



COUNTRY HOMES

## Wrotham TN15 7AD

Set in the heart of Wrotham High Street, this charming Grade II listed former Post Office is a beautifully presented three-bedroom, three-bathroom end-of-terrace home that blends period character with contemporary living. Rich in history and traditional features, the property retains much of its original charm while benefiting from modern updates, creating a warm and versatile home with plenty of character.

The ground floor offers generous and flexible accommodation, including two well-proportioned reception rooms filled with natural light and period detailing. A separate study provides an ideal space for home working or an additional reception room if required. To the rear, the well-appointed kitchen and utility space offer ample storage and workspace, with convenient access to a practical ground floor wet room.

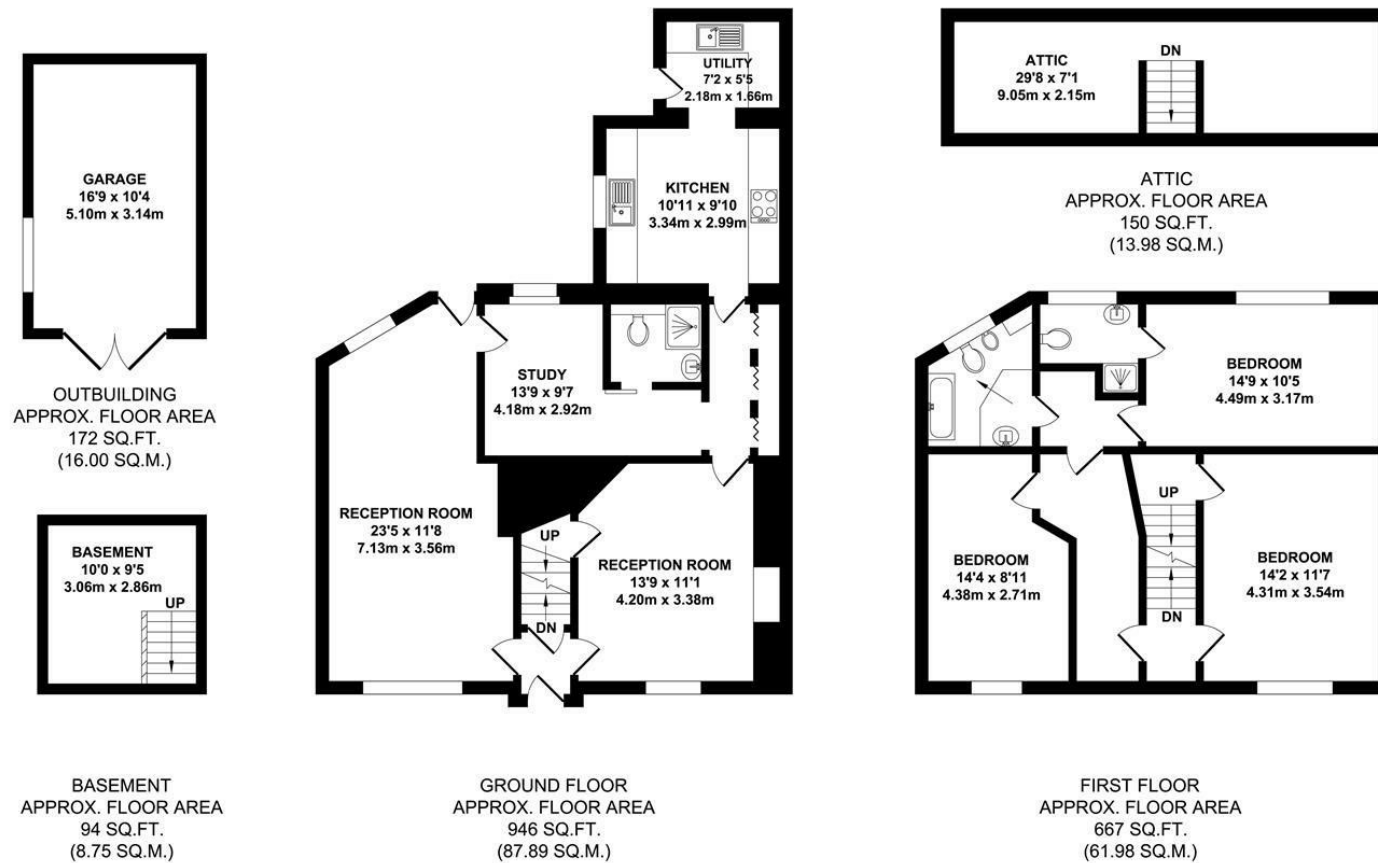
Upstairs, there are three comfortable bedrooms and well-maintained bathroom facilities, providing ample accommodation for families or guests. The property also offers potential for further development, with scope to convert the loft space to create additional bedrooms, subject to the necessary planning permissions.

Ideally situated on the historic High Street, the property enjoys easy access to surrounding countryside, offering scenic walks, local amenities, and outdoor pursuits. Excellent motorway links are nearby, and a short drive provides access to a mainline station with regular services into London and neighbouring towns, making it ideal for commuters seeking the perfect balance of village charm and connectivity.

This unique home offers a rare opportunity to acquire a piece of local history, thoughtfully updated for modern living while still offering scope for enhancement and personalisation.

- Grade II Listed End-Of-Terrace
- 3 Bedrooms
- 3 Bathrooms
- 2 Versatile Reception Rooms + Study
- Modernised Kitchen + Utility Space
- Rear Garden Space
- Rare Private Parking + Garage
- Fantastic High Street Location
- Potential To Re-Purpose [Subject to Planning]
- Viewing Recommended

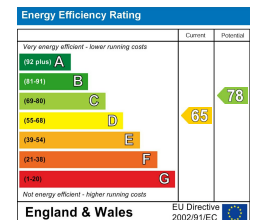




### TOTAL APPROX. FLOOR AREA 2030 SQ.FT. (188.60 SQ.M.)

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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## Location Map

Tenure: Freehold

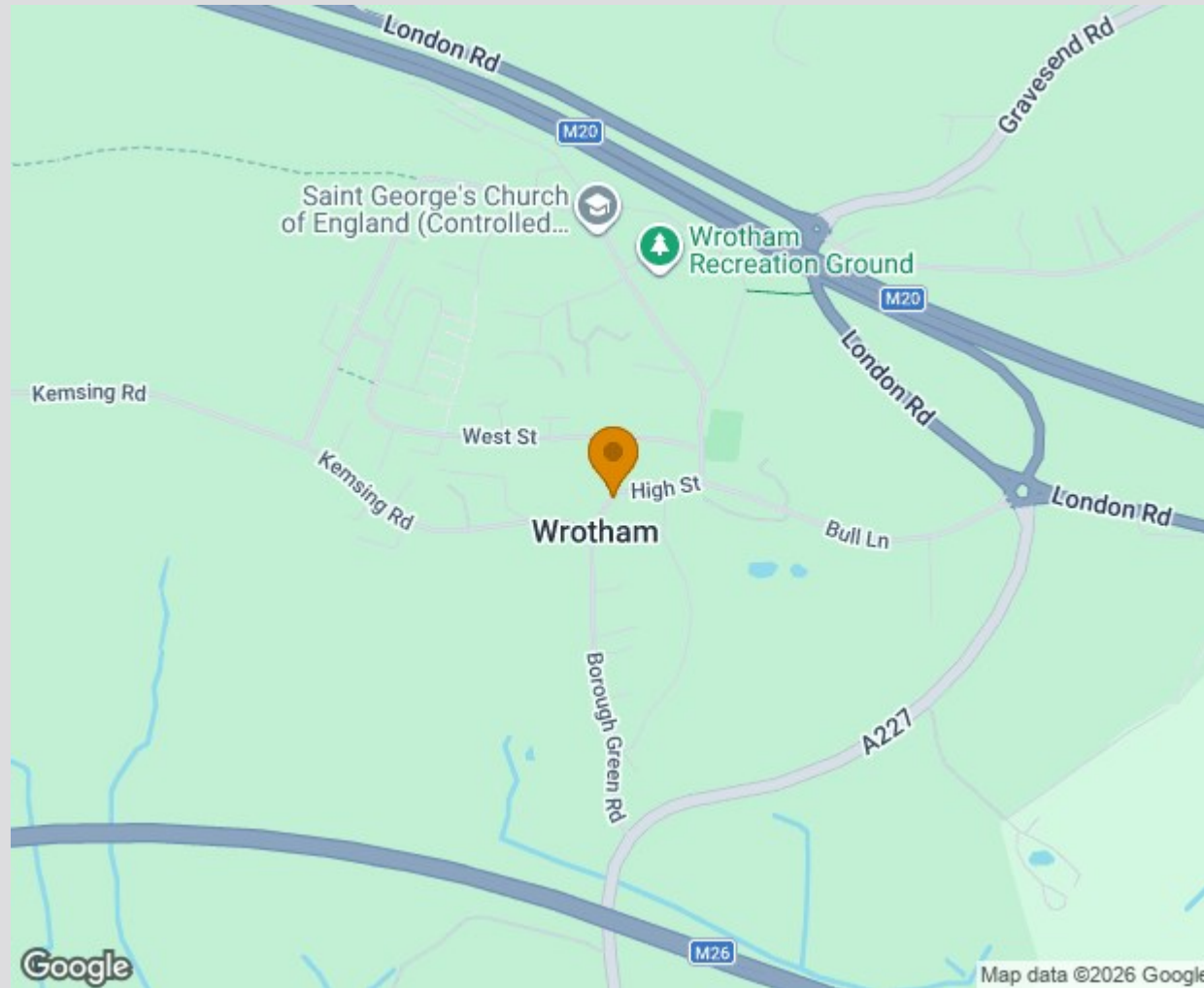
Council tax band: C

### 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.

### DISCLAIMER

Please be advised some photos are for illustrative purposes, please enquire if you have further questions.



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