







## 1 CENTRAL LODGE GRAVESEND ROAD, WROTHAM, SEVENOAKS, TN15 7JW

GUIDE PRICE £1,000,000 - £1,100,000

- Recently renovated 4/5 bedroom family home with luxurious interior.
  - Solar thermal heating system and solar thermal hot water system.
- Stunning open plan kitchen-dining-family room with Quartz worktops and integrated appliances.
  - Cosy lounge with log burner and study/snug area.
- Landscaped garden with park-like play area and large decking.
  - Private woodland setting opposite Trosley County Park.
    - Approximately 1/3 acre plot (to be verified).
- Winding 200m+ shingle driveway leading to a secluded car park for residents and guests alike
- Parking space beside the large oak-covered porch but also has the benefit of access to a 50m side driveway enough for 4/5 cars.
- Convenient access to Ebbsfleet, Borough Green, and Meopham stations, plus M20 and M26 motorways.

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## ABOUT THIS HOME

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Central Lodge is a private development of 4 detached houses nestled in a woodland setting opposite Trosley Country Park and yet just under 40 minutes from London via nearby Ebbsfleet station.

This recently renovated 4/5 bedroom family home has been tastefully modernised to provide a luxurious interior whilst maintaining the rustic charm of its location. With additions like a solar thermal hot water system, oak garden room with green sedum roof, stone resin and marble bathroom suites, kitchen with Quartz worktops and integrated appliances as well as a mature landscaped garden, this home ticks all the boxes.

Off the downstairs hallway is a cloakroom toilet, cosy lounge with log burner, study/snug area and the kitchen-dining-family room. Through this sociable space which overlooks the rear garden is the 5th bedroom/playroom which itself has access to the garden via a stable door.

Upstairs is the large family bathroom, 3 front facing double bedrooms and the generous principal bedroom which has access to a private balcony perfect for unwinding on a summer's evening. There is a walk-through dressing area with built-in wardrobes which lead to a sizeable en-suite with large walk-in shower and twin marble basins.

### Outside

A winding 200m+ shingle driveway leads you to a secluded walled car park with ample room for friends and family to visit. The property itself has a parking space besides the large oak-covered porch but also has the benefit of access to a side driveway enough for 4/5 cars.

The plot is approximately a 1/3 of an Acre (tbv) and comprises a large patio, front and rear lawn, landscaped areas, large decking, rubber-mulch based play area plus an undeveloped area accessible by double gates, possibly suited to an garden office subject to the usual consents.









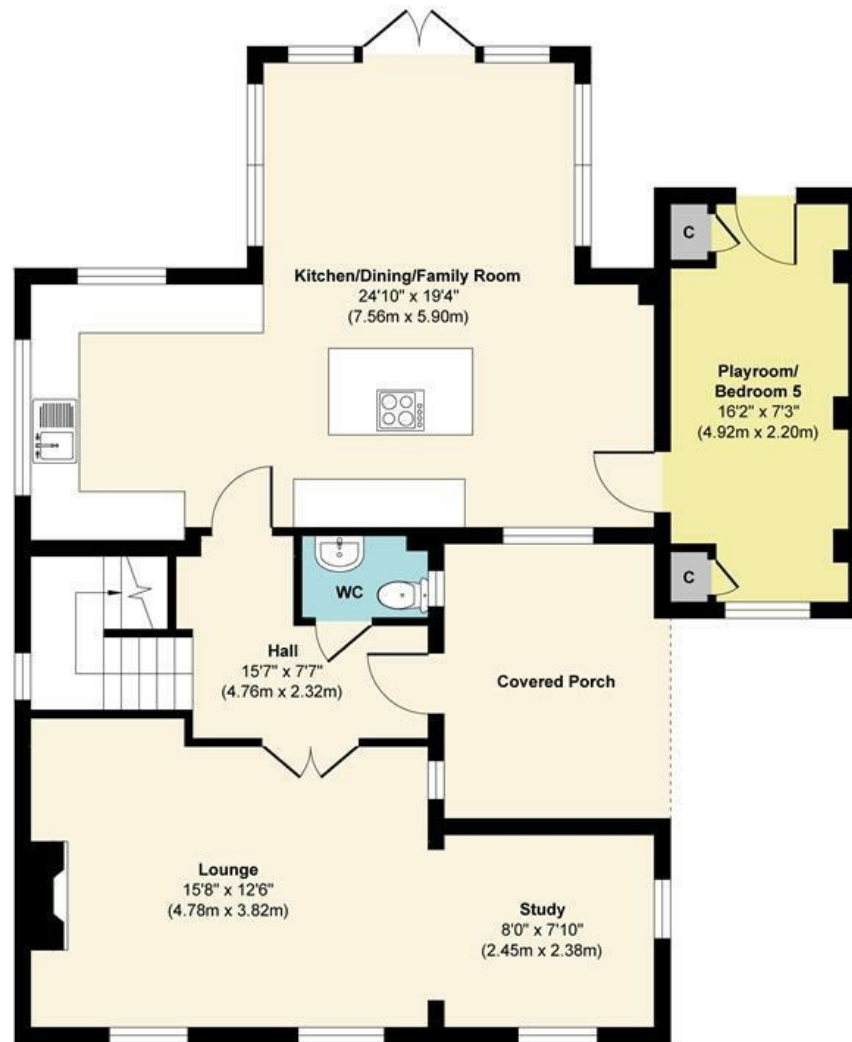
## OWNERS COMMENTS

What attracted us to Central Lodge was the unique, tranquil setting. Surrounded by woodland but having neighbours so as not to feel isolated, it truly has been a wonderful and convenient place to raise our family. We will be sad to say goodbye but know that it will make a wonderful home for its next owners.









**Ground Floor**  
Approximate Floor Area  
884 sq. ft  
(82.14 sq. m)



**First Floor**  
Approximate Floor Area  
762 sq. ft  
(70.88 sq. m)

**Approx. Gross Internal Floor Area 1646 sq. ft / 153.02 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



## ABOUT THE AREA

Nestled in an idyllic countryside setting high up on the North Downs in an AONB opposite Trosley County Park, this wonderful 4/5 bedroom detached home awaits.

As you drive into this private cul-de-sac of just four houses, you'll feel as if you're entering your very own country park. Passing through the brick-pillared entrance, you'll see the homes nestled in a mature woodland setting.

This location offers the best of both worlds: a peaceful, rural atmosphere combined with convenient access to amenities. For commuters, Ebbsfleet station is around 18 minutes (9.9 miles) away by car and has high speed trains to London St Pancras in 19 minutes. Borough Green station is 7 minutes (3.3 miles) away by car, and has trains to London Bridge and Victoria from 37 minutes and 44 minutes respectively while Meopham station is 10 minutes (4.8 miles) drive away with trains to Victoria from 34 minutes. Both Borough Green and Meopham villages offer plenty of options for local shopping and schools as well as Wrotham which also boasts a primary and secondary school. Additionally, the M20 and M26 motorways are conveniently close for those needing to travel further afield.

After a busy week, you'll relish the serene countryside surrounding this home, with numerous lovely elevated walks to enjoy including the North Downs Way. Trosley Country Park, offering stunning views from the top of the North Downs, is just a short stroll away.









# ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

## CONTACT US

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