



1 Hill Farm Park Cottages Wrotham Hill Road

Wrotham, Sevenoaks, TN15 7QA Freehold

 3

 2

 2

 E

Asking Price £650,000

Charming semi detached cottage set within the exclusive Hill Park Farm, this beautiful three bedroom cottage offers a delightful combination of character and contemporary living. Nestled in the desirable Wrotham Hill area.

Overview

- Beautiful rural setting
- Semi detached period house
- Three bedrooms
- Large reception
- Dining room
- Kitchen
- Conservatory
- Bathroom & cloakroom
- Two garages & large garden
- Scope to extend subject to planning

Property Description

Nestled in the tranquil surroundings of hill farm park, Wrotham, this charming semi detached cottage presents a wonderful opportunity for those seeking a rural retreat. With three bedrooms and two inviting reception rooms as well as a conservatory with views over the garden, this property offers ample space for both relaxation and entertaining. The well-proportioned layout is perfect for families or those looking to downsize without compromising on comfort.

The property is set on a generous plot, complete with a drive and a two garages, offering ample parking for multiple vehicles—an invaluable asset in this serene countryside setting. One of the standout features of this home is the stunning views over the surrounding fields, providing a picturesque backdrop that changes with the seasons. The rural location ensures a peaceful lifestyle, while still being conveniently close to local transport links and the M20.



Location

Located just outside of the picturesque village of Wrotham, a historic community set on the scenic North Downs, this property enjoys an enviable position just over a mile north of Borough Green and approximately five miles east of Sevenoaks. The area offers excellent transport connections, with direct access to the A25 and A20, and convenient links to the M20 and M26—making it ideal for commuting to London, Maidstone, or the Kent coast. Borough Green & Wrotham Station is just 1.5 miles away, offering regular Southeastern rail services to London Victoria and other regional

destinations. The area is also well-served by reputable schools, including Wrotham Road Primary School and Wrotham School, a well-regarded rural co-educational secondary and sixth-form academy.

Viewing Arrangements

Strictly by prior appointment with Kings.

Directions

Drive for approximately 2 miles along Wrotham Hill Road. One hill farm cottages will be on your right, just past Hill Park Farm. What3words Location [///drank.pull.tour](#)

Property Information

Oil heating, mains electric, water and septic tank for drainage. Council: Tonbridge & Malling, Council Tax Band E. EPC rated E.

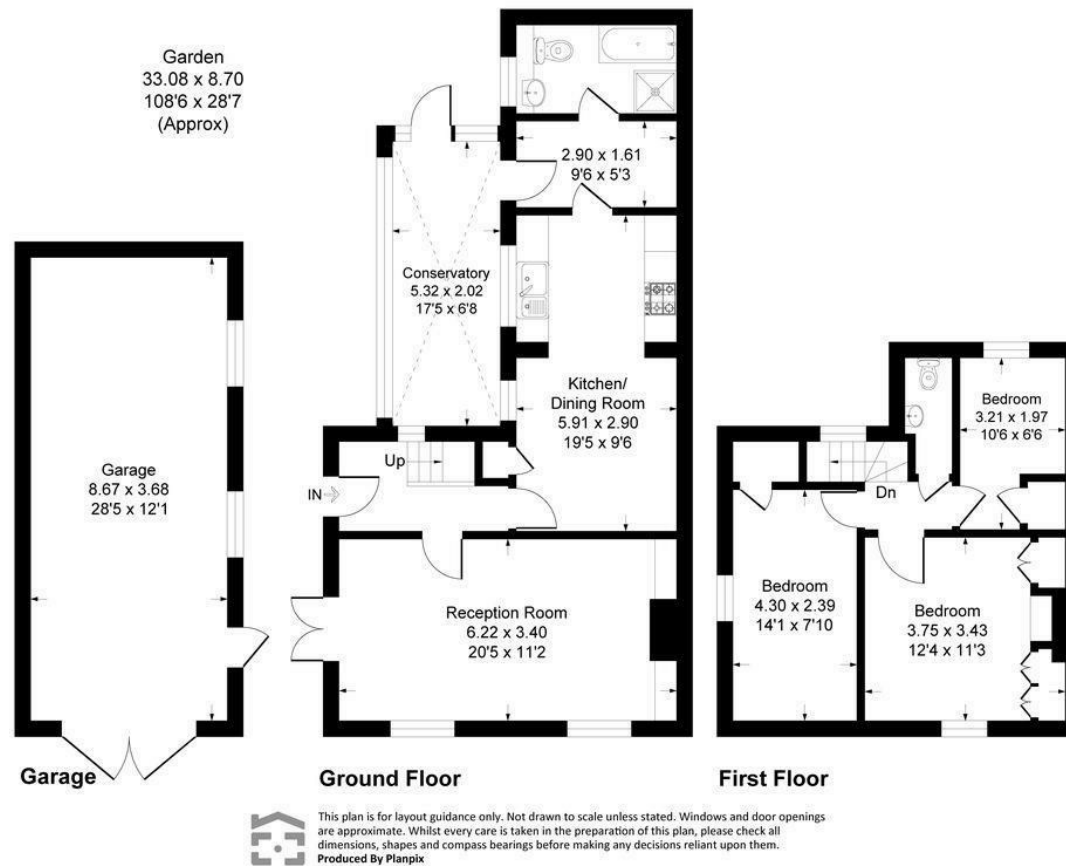


Hill Farm Park Cottages, Wrotham Hill Road, Wrotham, Sevenoaks, Kent, TN15

Approximate Gross Internal Area = 106.6 sq m / 1148 sq ft

Garage = 31.9 sq m / 343 sq ft

Total = 138.5 sq m / 1491 sq ft



Kings gives notice that: 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

51 Western Road, Borough Green, Kent, TN15 8AN
T: 01732 885585

boroughgreen@kings-estate-agents.co.uk

kings-estate-agents.co.uk

