



## Wrotham Heath Place London Road

Wrotham Heath, Sevenoaks, TN15 7RS Freehold



Asking Price £1,250,000

Located at the end of a shared private driveway is this attractive double fronted attached period property. With its red brick façade and sash windows, this spacious four bedroom period home offers generous proportions dating back to the early 1800's and set on a 0.8 acre plot.

### Overview

- Four bedroom circa early 1800's period attached house
- Generous 0.8 acre plot
- Character home with attractive architecture
- Believed to be the ballroom wing of the original manor house
- Inviting double height entrance hallway
- Grand reception room with marble fireplace
- Kitchen breakfast room
- Substantial detached garage with annexe/office potential (STPP)
- Conservatory and separate gym & cellar
- No forward chain



### Property Description

The front door opens into an inviting double height tiled entrance hall with cloakroom and provides access to the ground floor rooms and a staircase leading to the first floor. Double doors lead through to an impressive 24 ft. reception / sitting room which boasts intricate cornicing and pretty ceiling rose, two large sash windows with shutters and window seats, stripped wood flooring and a striking open fireplace with marble surround. Further ground floor accommodation includes a study, downstairs WC, kitchen breakfast room with adjoining utility room and boot room, a bright conservatory/orangery overlooking the garden that the current owners use as a dining/family room. A second reception room with attractive wall panelling and French doors to the terrace is currently used as a gym but could equally be used as a playroom, library or snug. Stairs lead up from the hallway to a galleried landing on the first floor. The dual aspect main bedroom with focal fireplace overlooks the rear garden and benefits from a spacious recently refitted en-suite shower room. There are three further bedrooms and a refitted family bathroom with separate shower. Outside the house sits on a plot of 0.8 of an acre, which includes a generous area for off street parking at the front that also provides access to the substantial detached garage / carport which has been extended by the current owners but requires finishing to fulfill its full potential and has annexe or home office potential. To the rear of the house there is a raised terrace area leading down to the garden which is mainly laid to lawn with mature trees and an ideal space to entertain family and friends. Since purchasing the property the owners have made various improvements and this vacant possession home is now looking for a new custodian that will finish the elements that the current owners have yet to complete and is sure to suit an array of buyers, including growing families or those from London looking for an 'escape to the country' and a 'get away from it all' experience and yet is still conveniently located for road and rail links into central London and the coast.



## Location

This charming property is located in a secluded location in a semi-rural position set off London Road in Wrotham Heath. Local amenities include a petrol station with shop, Chinese restaurant, Vineyard restaurant, Beefeater public house with restaurant and the Holiday Inn Hotel and Health Club. The village of St. Mary's Platt is approximately a mile away and benefits from a primary school. A wider variety of shops and facilities are available at Borough Green. Transport links include Borough Green & Wrotham train station 1.5 miles away, offering direct services to London Bridge and Charing Cross. The Junction of the M20 is approximately half a mile away, giving easy access to the M26 (for M25) for access to Gatwick and Heathrow, Airports, as well as seaports and resorts on the South Coast.

## Viewing Arrangements

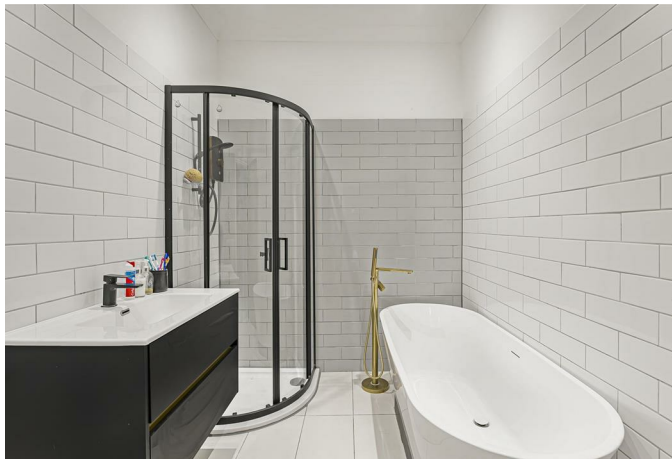
Viewings are strictly booked in advance and by appointment only via our Borough Green office.

## Directions

From Kings Borough Green Limited: Head north towards Western Rd/A227, turn left onto Western Rd/A227, at the roundabout, take the 1st exit onto Sevenoaks Rd/A25, continue to follow A25, turn left onto London Rd/A20, turn right, turn left, turn right. what3words location finder:///eaten.humans.label

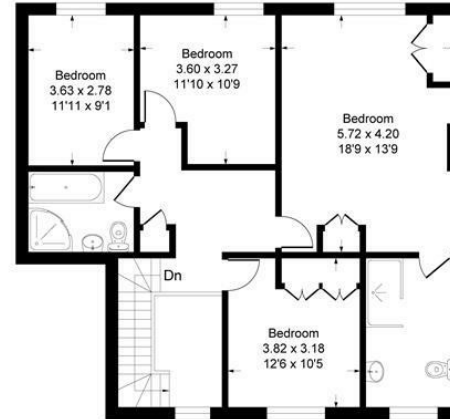
## Property Information

Mains gas, electric, water and drainage. EPC rated D. Council tax band G



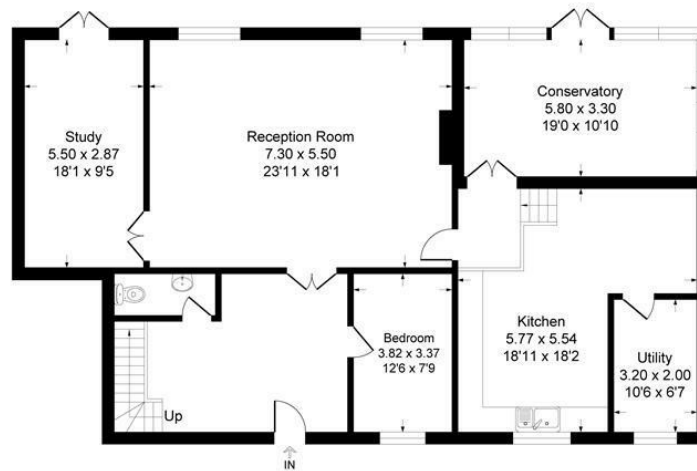
**Wrotham Heath Place, London Road, TN15**

Approximate Gross Internal Area 234.2 sq m / 2522 sq ft  
 Garage = 61.3 sq m / 600 sq ft  
 Total = 296 sq m / 3182 sq ft

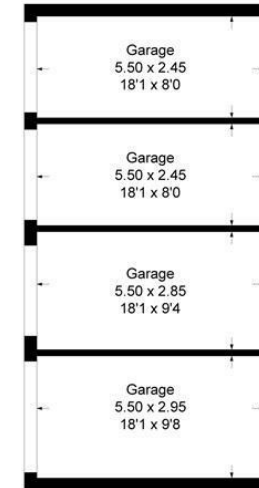


**First Floor**

Garden  
 90.00 x 25.00  
 295'3 x 82'0  
 (Approx)



**Ground Floor**



**Garage**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 Produced By Planpix

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

[boroughgreen@kings-estate-agents.co.uk](mailto:boroughgreen@kings-estate-agents.co.uk)

[kings-estate-agents.co.uk](http://kings-estate-agents.co.uk)

