



Wrotham Heath Place London Road

Wrotham Heath, Sevenoaks, TN15 7RS Freehold



4



3



4



10

Asking Price £1,150,000

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

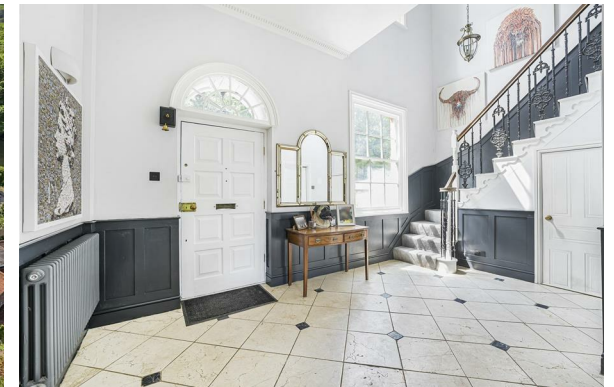
Overview

- 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

Sitting on a plot of 0.8 acre plot, including generous area for off street parking at the front providing access to the substantial detached garage / carport which has been extended by the current owners but requires finishing to fulfil 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.

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

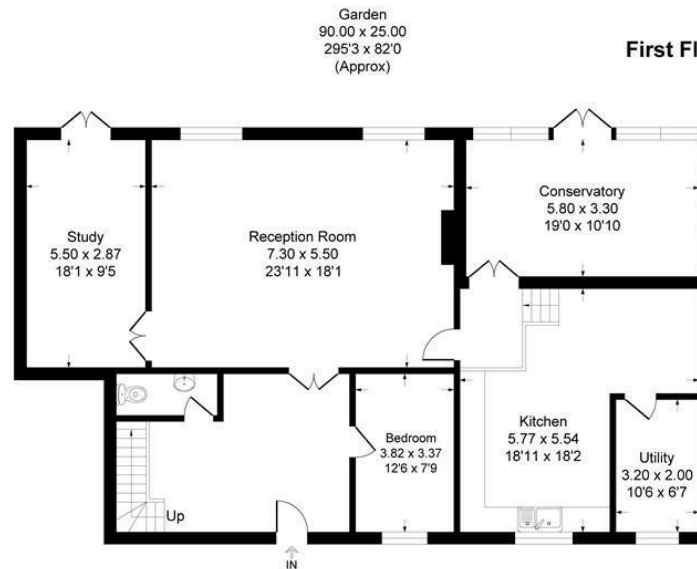


Wrotham Heath Place, London Road, TN15

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

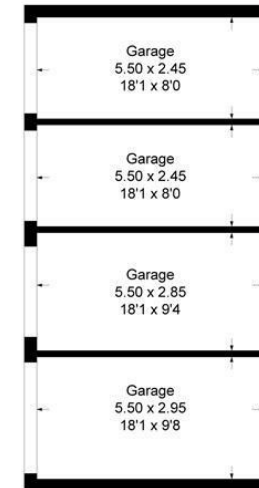


First Floor



Ground Floor

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



Garage

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

