



## The Cottage High Street

Wrotham, TN15 7AD Freehold

 2

 1

 1

 E

Asking Price £350,000

**This amazing two double bedroom home has an abundance of space, rooms and offers luxurious, practical and modern living whilst still retaining much of its original charm. So if you are looking for village life and want a character home that offers all the comfort and quality of a modern home then this should be featuring high on your viewing list. The accommodation comprises: entrance hall/utility room, kitchen/sitting/dining room on the ground floor; and part galleried landing, two bedrooms and shower room on the first floor.**

#### Overview

- £350,000 To £375,000
- Well appointed throughout
- Two bedrooms
- Modern Shower Room
- Open plan sitting/kitchen/dining Room
- Situated in the heart of village
- Chain free
- Viewing a must
- Character attached cottage

#### Location

The location offers the best of both worlds. As you walk through Wrotham High Street you can easily see why the village is such a popular place to live. It is not just the peace and quiet or the character of the buildings and the stunning church that sits in the heart of the village; it is also how practical a place it is to live in. There are shops in the village to fulfil your day to day needs with more to choose from only a mile away in Borough Green High Street. If you commute to London then Borough Green Station is again only a mile away making it an easy walk for most. It will be a pleasurable way to de-stress after a day in the city. If you enjoy getting out and about into the countryside there are plenty of footpaths and byways that crisscross the surrounding area to explore.

The property has been refurbished to an impeccable standard over the years and once inside you will fully appreciate the expense, attention to detail and the overall size of this impressive house. As soon as you enter the home the character features and quality benefits are immediately evident.



### Entrance hall

Part opaque entrance door to side (accessed from rear of property). Opaque window to rear, tiled flooring radiator. Open doorway leading to kitchen/dining/sitting room.

### Open plan kitchen/dining/sitting Room

#### Kitchen area

The finish quality of the kitchen is superb. Comprising full range of modern grey shaker style wall and base units with white quartz worktops and splashbacks. Inset stainless steel sink with mixer tap and drainer. Four ring induction hob with extractor hood above and built-in oven below. White tiled flooring Open plan to dining area.

#### Dining area

Window to side. Carpeted staircase to first floor with

cupboard below housing gas meter. Wall mounted cupboard houses consumer unit and electric meter. Radiator. Oak effect laminate flooring. Open plan to sitting area.

#### Sitting room area

Two windows to front. Radiator and oak effect laminate flooring.

#### Landing

Loft hatch. radiator with cover. Fitted carpet. Doors to bedrooms and shower room.

#### Bedroom one

Window to front. Radiator. Beech effect laminate flooring.

#### Bedroom two

Window to side. Radiator. Beech effect laminate flooring.

### Shower room

Window to side. White suite comprising: wash basin with mixer tap, WC and tiled wet room area with shower screen mixer shower with hose and water can shower above. Chrome towel-rail radiator. Tiled floor.

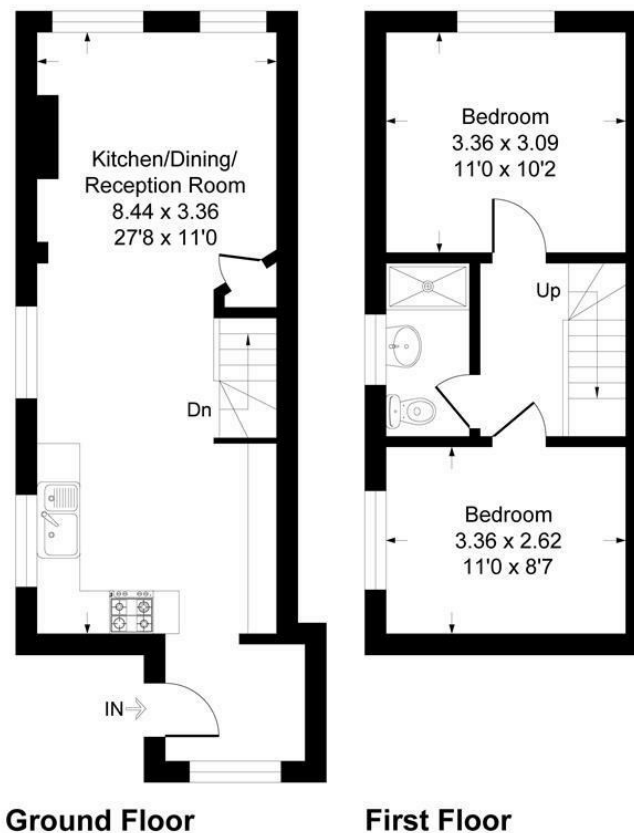
### Notes to buyers

The property is connected to mains gas, electric, water and mains waste. The property is council tax band D The ground floor is double glazed.



# Cottage, High Street, TN15

Approximate Gross Internal Area 60.1 sq m / 648 sq ft



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

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

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

