KINGS

1 Hill Farm Park Cottages Wrotham Hill Road

Wrotham, Sevenoaks, TN15 7QA Freehold

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Asking Price £600,000

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

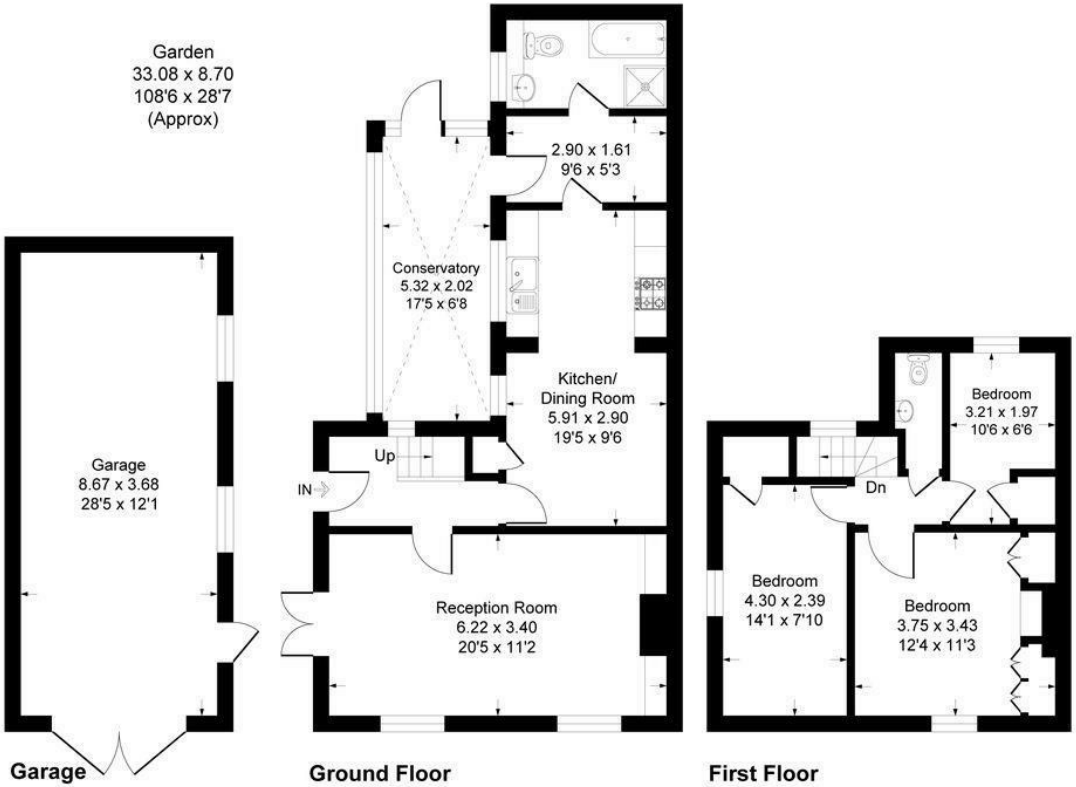
Drive for approximately 2 miles along Wrotham Hill Road. One hill farm cottages will be on your right, just past Hill Park Farm. What3words Location ///drank.pull.tour

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



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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