



**1 NEW HOUSE FARM COTTAGES, KEMSING ROAD, WROTHAM,
KENT, TN15 7BU**

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 **Hillier**
Reynolds

£780,000

FREEHOLD

A stunning, period 4 bedroom semi-detached family home.

Modernized to a high specification whilst retaining character features.

Rural location on the outskirts of Wrotham village.





This period 4 bedroom semi-detached home is presented in excellent condition whilst still retaining much of its original character and charm.

The home is found in a idyllic, rural spot on the outskirts of popular Wrotham village. If you want that feeling of living in the countryside and yet not too far from civilisation you could not ask for a better position. Surrounding the home is far reaching views over fields to the rear and up to the Pilgrim Way beyond fields at the front. This allows plenty of countryside exploring to be done whether on foot or bike. For convenience Wrotham and Borough Green villages are only half a mile and 2 miles respectively and both villages have plenty of amenities including Primary Schools, shops, public houses and restaurants. For commuting to London Borough Green has its own train station offering regular service in to London Victoria.

You enter the home via a 5 bar gate that leads onto a large gravel driveway. There is enough space for multiple vehicles including a horsebox etc. if required. There are 3 ways to enter the home either the side, rear or through the entrance porch to the front. The Lounge is the first room off the main hallway and is an impressive room, not just for its size but also the fireplace with inset log burner, shelving and cupboard units built into the recesses. Double doors open onto the amazing Kitchen/Dining area that will probably be the hub of the home. For entertaining, family meals or just catching up over a cup of coffee this will be an amazing space. Having the stunning views over the garden and to the fields beyond will be great at any time of year but in the warmer months, opening the French doors onto the newly laid stone patio will make the space feel even bigger. The Kitchen area has everything you could want from a country cottage kitchen, space for the Aga or Range, the centre island along with a wealth of storage cupboards and work top space. Having a separate Utility room allows the Kitchen to be kept free from some of the more bulky appliances. If to be a busy family home then the downstairs W.C will be a tick on the 'must have' list. The Family room will have a spectrum of uses, children's playroom, teenagers snug or a study, whichever is decided, the room adds to the space and number of rooms the home has.

Upstairs is as equally impressive as downstairs. There are 4 great sized bedrooms, the Master having its own en-suite. Each bedroom benefits from having amazing, far reaching views over the local countryside. The Bathroom is beautifully appointed and although a modern suite is still in keeping with the character of the home.

The home sits on a generous sized plot of approximately 1/4 of an acre. The garden will be a joy for all. There is plenty of space for children to play and even a separate paddock that they can call their own. A recently installed stone patio will be a wonderful place to sit and relax and admire the views from its slightly elevated position. A rear patio has been created with timber Gazebo for dining al-fresco whatever the weather. As times have changed and more people are working from home the outbuilding will be a huge benefit for most. There is large workshop area as well as a self-contained home office both having their own natural light and power.

So if looking for a large, character home that exudes quality and charm with fabulous countryside views then this should feature high on your viewing list.

ACCOMODATION



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Porch

Hallway

Lounge

20'9" (6.32m) x 11'8" (3.56m)

Kitchen/Diner

21'2" (6.45m) x 16'0" (4.88m) red to 13'8" (4.17m)

Inner Lobby

Family Room

11'0" (3.35m) x 8'9" (2.67m)

Cloakroom

Utility Room

6'0" (1.83m) x 5'10" (1.78m)

First Floor Landing

Master Bedroom

14'0" (4.27m) x 9'5" (2.87m) plus lobby

En-suite

Bedroom

12'0" (3.66m) x 11'10" (3.61m)

Bedroom

11'11" (3.63m) x 10'11" (3.33m)

Bedroom

9'9" (2.97m) x 7'6" (2.29m)

Bathroom

10'7" (3.23m) x 7'10" (2.39m)

Outside

Stunning rear gardens comprising of large lawn area plus further paddock lawn area. Raised stone patio. Further rear patio with timber gazebo.

Garden Store/Workshop - 14'3" (4.34m) x 13'1" (3.99m)

Home Office - 14'3" (4.34m) x 8'7" (2.62m)

Shingled driveway to front for multiple vehicles.



Route to View

From our office in Borough Green proceed north into the high street. At the end turn right into Wrotham Road. After going over the M-26 motorway turn left into Borough Green Road. Take the next turning left into Kemsing Road. After approximately 1/2 a mile the property is on the left hand side denoted by our For Sale board.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

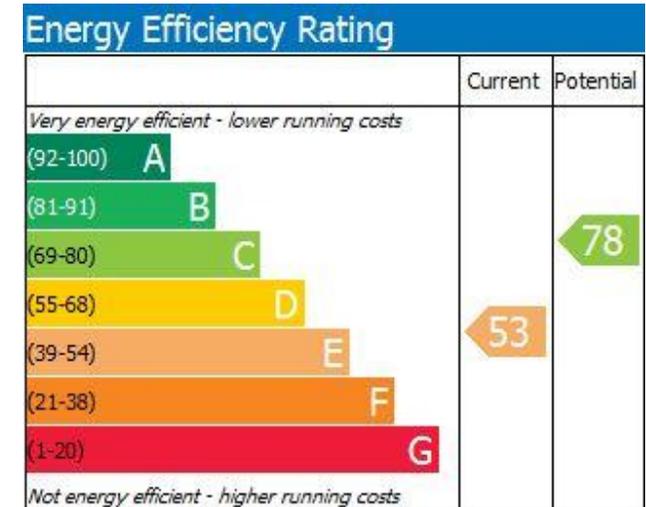
www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



For more information or to arrange an appointment to view, please contact us on:

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