



FIELD HOUSE, PILGRIMS WAY, WROTHAM, KENT, TN15 7NN

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk

 **Hillier**
Reynolds

£1,250,000

FREEHOLD

Six bedroom detached character property in semi-rural location.

Driveway with parking for multiple vehicles and double garage.

Large garden with stunning views and heated swimming pool.





We are excited to market this beautifully presented substantial family home located in an enviable semi-rural location with wonderful views over the adjoining fields and surrounding countryside. Approached through a gated entrance there is a driveway with parking for multiple cars as well as an integral double garage.

Field House is a charming family home that was built in 1929 and has since been extended to offer spacious and flexible accommodation. As soon as you enter the property you will appreciate the light and bright Entrance Hall. To your left you will find the stunning Living room and Conservatory. The current owners use these rooms as the hub of the home. The Living area is stylishly decorated and has a log burner as a central focal point. A large bay window provides stunning views over the neighbouring fields. The Conservatory makes a fabulous games room and has French doors leading directly out to the garden and grounds.

On the other side of this beautifully symmetrical home you will find a well-proportioned Family Reception room which has a brick built fireplace and large bay window. There is a further reception room that is currently used as a Home Office. The Kitchen/Breakfast and Dining area is well-appointed with a comprehensive range of wall and base units providing plenty of storage and work top space. The Dining area has French doors leading out to the heated swimming pool and entertaining terrace. The south facing garden is an idyllic playground for both adults and children alike. Behind the family garden you will discover the rear garden that has an attractive mix of lawn and a variety of mature shrubs and fruit trees. There is a separate entrance to this part of the garden which can be found to the left of the house and, in our opinion would make a good paddock. Enjoying an elevated position overlooking the pool is a substantial home Office/Gym. There is a disused timber garage which is currently used as storage, together with a further wooden shed and a former air raid shelter. Completing the downstairs accommodation you will find a beautifully fitted and stylishly designed Shower room as well as a Utility room that has direct access to the garden. Finally you will find a Boot room/Lobby which is accessed from the front of the property.

Upstairs you will find that the tasteful and neutral decor continues throughout. The galleried Landing is light and bright with stunning views over the countryside and leads to the six Bedrooms and three Bathrooms. The Master Bedroom is double aspect and is a wonderfully proportioned room with a spacious and stylish en suite Shower room. The guest Bedroom is a large double room with a 'Jack and Jill' en suite Shower room which also has access to the landing. The remaining four Bedrooms are all double rooms. Bedroom six is used by the current owners as a Dressing room.

Located on the historic Pilgrims Way, Field House is just a short drive from the village of Wrotham which has two public houses as well as a charming hotel and restaurant. There is a beautiful church in the centre of the village that is recorded in the Domesday book and is steeped in local history. There is a large recreation ground, a primary school, secondary school and a local shop for your everyday needs. The popular village of Borough Green is approx. 2 miles away has a larger selection of shops and cafes. There is a library, primary school and medical centre as well as a large recreation ground. The mainline station has regular services to London Bridge, Charing Cross and Victoria as well as Ashford. There are good transport links with the M20, M26 Motorways a short drive away.

ACCOMMODATION



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.

Made with Metropix ©2023

Entrance Hallway

Living Room - 22'0" (6.71m) x 11'11" (3.63m)

Conservatory - 19'4" (5.89m) x 14'7" (4.45m)

Family Room - 11'11" (3.63m) x 10'11" (3.33m)

Study - 11'11" (3.63m) x 9'8" (2.95m)

Shower Room

Kitchen/Breakfast Room - 18'6" (5.64m) x 13'0" (3.96m)

Dining Room - 13'0" (3.96m) x 11'2" (3.40m)

Lobby

Utility Room - 9'2" (2.79m) x 6'0" (1.83m)

First Floor Landing

Master Bedroom - 15'8" (4.78m) x 13'2" (4.01m)

En-suite - 13'2" (4.01m) x 5'11" (1.80m)

Bedroom 2 - 14'0" (4.27m) x 11'0" (3.35m)

Bedroom 3 - 12'3" (3.73m) x 11'11" (3.63m)

Shower Room - 9'4" (2.84m) x 6'10" (2.08m)

Bedroom 4 - 13'2" (4.01m) x 9'3" (2.82m)

Bedroom 5 - 11'11" (3.63m) x 9'5" (2.87m)

Bedroom 6 - 9'4" (2.84m) x 8'10" (2.69m)

Bathroom

Outside

Mature established southerly facing grounds of approx. 1 acre, mainly laid to lawn with well stocked shrub beds and borders. Heated swimming pool and paved entertaining terrace. Upper garden with separate access mainly laid to lawn with a variety of fruit trees.

Double Garage - 20'3" (6.17m) x 18'1" (5.51m)

Home Office/Gym - 19'02" (5.84m) x 14'4" (4.37m)



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

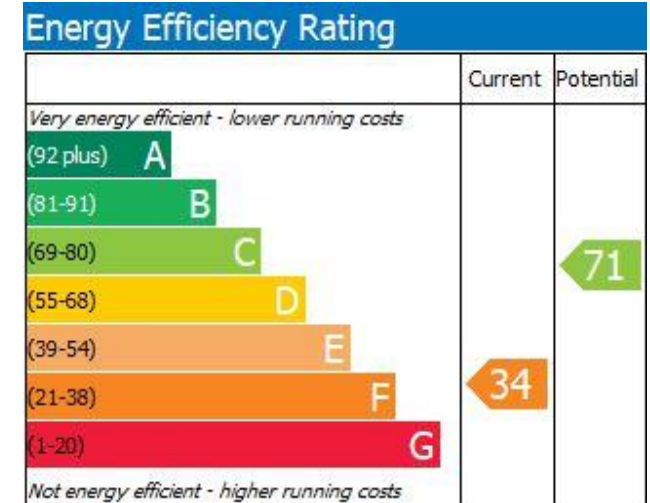
www.landregistry.gov.uk

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

www.fensa.org.uk

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

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



Route to View

From our office in Borough Green proceed north out of the village on the A227 Wrotham Road. At the roundabout take the 2nd exit onto the A20. At the next roundabout take the last exit onto the Pilgrims Way. After half a mile the home can be found on the left hand side denoted by our For Sale board.

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

01732 884422

enquiries@hillier-reynolds.co.uk

www.hillier-reynolds.co.uk

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.

