



WHITEHILL, WHITE HILL, WROTHAM, KENT, TN15 7RH

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 **Hillier**
Reynolds

£950,000

FREEHOLD

A 6 bedroom detached Edwardian home that has retained many character features

Established gardens with a total plot close to 2 acres

Many outbuildings including a single and double garage plus workshop





This 6 bedroom, Edwardian detached home was built in 1906 and sits within grounds of nearly 2 acres.

This much-loved family home has an abundance of character features throughout but many will now feel that the home needs modernizing and updating. Once completed it would truly be a magnificent home that could be enjoyed for decades to come.

The house is approached via an in and out gravel driveway with established borders to the side. The entrance Hallway has connecting doors to nearly all of the downstairs accommodation. The Drawing Room is a large, bright room having dual aspect windows and has a fireplace with inset log burner. The Dining Room has a stunning parquet floor and corner feature fireplace. If you work from home there is a separate study with views over the rear garden. The Breakfast room has the country cottage feel with quarry tiled floor and a fireplace with inset log burner. The Kitchen is a long room that fans out offering plenty of work top space and cupboards. A downstairs cloakroom completes the ground floor rooms.

Upstairs there are 5 generous Bedrooms that can all be doubles if needed. The Master Bedroom has an En-suite shower room and a walk-in storage cupboard. The 2nd Bedroom has a connecting door to the 4th bedroom making it an ideal nursery. This in turn has a connecting door to the 5th bedroom. There is a separate family Bathroom with separate W.C. There is a 2nd floor that has the 6th bedroom although this room could have a multitude of uses.

The grounds the home sits within are as impressive as the house. The front driveway can hold numerous vehicles and there is a detached Garage to the side. A large garden store could house a smaller vehicle but the current owners use it as a garden store for lawnmower's etc. A set of double iron gates allows access to the other outbuildings here. There is a stable looking double Garage and a further large workshop. Within this side area of the garden are also 2 Summerhouse's. The garden forms many parts and will offer something for the whole family to enjoy. There is a patio and rockery leading to a lawn area. A network of pathways allows access to the woodland area and a meadow area. There are a wealth of stunning plants and shrubs. Many trees surround the boundaries offering plenty of privacy and seclusion.

Whitehill is located near the historic Pilgrims Way and is only a short drive to 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

GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Porch

Entrance Hall

Drawing Room - 24'3" (7.39m) x 12'7" (3.84m)

Dining Room - 15'6" (4.72m) x 11'5" (3.48m)

Study - 10'11" (3.33m) x 10'2" (3.10m)

Cloakroom

W.C.

Breakfast Room - 12'8" (3.86m) x 12'6" (3.81m)

Kitchen - 24'5" (7.44m) x 11'2" (3.40m) reducing to 5'0" (1.52m) L-Shape

First Floor Landing

Master Bedroom - 17'8" (5.38m) x 12'6" (3.81m)

En-suite

Bedroom 2 - 15'5" (4.70m) x 11'5" (3.48m)

Bedroom 3 - 12'8" (3.86m) x 10'11" (3.33m)

Bedroom 4 - 11'5" (3.48m) x 11'2" (3.40m)

Bedroom 5 - 10'7" (3.23m) x 10'6" (3.20m)

Bathroom

WC

Second Floor Landing

Bedroom 6 - 13'11" (4.24m) x 9'0" (2.74m)

Outside

Total plot of nearly 2 acres. Front comprising of in and out driveway for multiple vehicles. Rear comprising of patio area, lawn area, woodland area, meadow and extensive flowers, shrubs and trees.

Garage - 18'1" (5.51m) x 10'0" (3.05m)

Garden Store - 23'6" (7.16m) x 7'5" (2.26m)

Double Garage - 20'1" (6.12m) x 19'10" (6.05m)

Workshop - 17'5" (5.31m) x 13'5" (4.09m)



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 last exit onto the A20 London Road heading east. After 100 yards turn right into Whitehill. Take the first driveway on the right and the home is the first house on the right hand side.

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

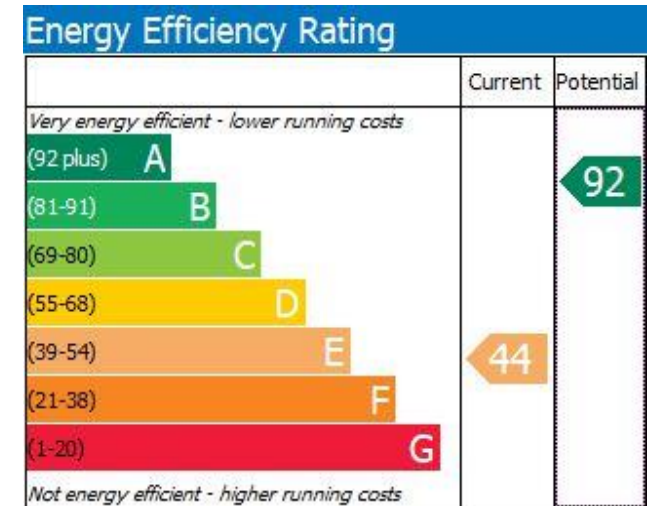
www.landregistry.gov.uk

<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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