



MELROSE, KEMSING ROAD, WROTHAM, KENT, TN15 7BT

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 Hillier
Reynolds

£900,000

FREEHOLD

Well-presented and substantial 5 bedroom detached character property.

Flexible accommodation providing a two bedroom self-contained annex if needed.

Large mature south facing garden. NO ONWARD CHAIN.





We are excited to market this well-presented detached character property that is located in the sought after village of Wrotham. This well-maintained five bedroom family home offers flexible living and sleeping accommodation and is currently arranged so that one side of the property can be used as a completely self-contained two bedroom annex. The property is offered for sale with NO ONWARD CHAIN.

As you enter the property you will find the main lounge on your right hand side. This is a beautiful room that is decorated in calm neutral tones. There is a log burner as a central focal point of the room.

The kitchen/diner has recently been updated by the current owners and is now a stylish and practical dining and entertaining area. There is a good selection of kitchen units and worktop space. The sun room connects the two sides of the property and provides access out to the large south facing rear garden. This is a beautifully mature garden with an abundance of plants and shrubs. The garden is mainly laid to lawn with a patio area as well as a garden shed. There is a brick built studio that has, in the past been used as a bedroom with en suite shower room. This would make a wonderful office or suit anyone looking to run a home business.

The annexe accommodation on the ground floor comprises of a well-proportioned lounge/diner which has its own private side entrance as well as a separate courtyard garden. The kitchen is well-fitted with white gloss units and there is a good level of storage. This side of the property has its own staircase up to two bedrooms and a shower room. The main annex bedroom is a good sized double room which is located at the front of the property. The second bedroom is a single room. This part of the property can be completely closed off from the rest of the house if required, or, can just as easily be left open to remain as one large upstairs space.

There are three further double bedrooms at the property, one of which is currently used as a home office. The family bathroom is spacious with a bath and shower over.

At the front of the property is a driveway with parking for approx. 3/4 cars as well as a double garage.

The popular and historic village of Wrotham 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 only a short drive or walk away and has a larger selection of shops as well as a main line train station with services to London and Ashford.

Viewing of this property is highly recommended to fully appreciate the size and flexibility of this unique home.

ACCOMMODATION

GROUND FLOOR
117.2 sq.m. (1261 sq.ft.) approx.



1ST FLOOR
81.0 sq.m. (871 sq.ft.) approx.



TOTAL FLOOR AREA : 198.1 sq.m. (2133 sq.ft.) approx.

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

Lounge - 25'10" (7.87m) x 9'10" (3.00m)

W.C.

Dining Room - 12'7" (3.84m) x 11'10" (3.61m)

Kitchen - 14'10" (4.52m) x 9'0" (2.74m)

Garden Room - 13'3" (4.04m) x 6'8" (2.03m)

Sitting Room - 18'4" (5.59m) x 9'7" (2.92m)

Utility Room - 13'1" (3.99m) x 4'9" (1.45m)

First Floor Landing

Bedroom 1 - 13'11" (4.24m) x 11'10" (3.61m)

Bedroom 2 - 16'4" (4.98m) x 9'7" (2.92m) reducing to 8'0" (2.44m)

Bedroom 3 - 12'11" (3.94m) x 9'10" (3.00m)

Bedroom 4 - 12'6" (3.81m) x 9'10" (3.00m)

Bedroom 5 - 13'2" (4.01m) x 7'4" (2.24m)

Bathroom

Shower Room

Outside

Front Gardens comprising of flower and shrub borders with driveway leading to:-

Garage - 17'3" (5.26m) x 16'6" (5.03m)

Back Gardens comprising lawn area



Route to View

From our office in Borough Green proceed North along the High Street. Turn right at the end into the Wrotham Road. After approximately half a mile turn left onto the Borough Green Road. Take the next turning left into Kemsing Road. The property can be found after a few hundred yards on the left 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

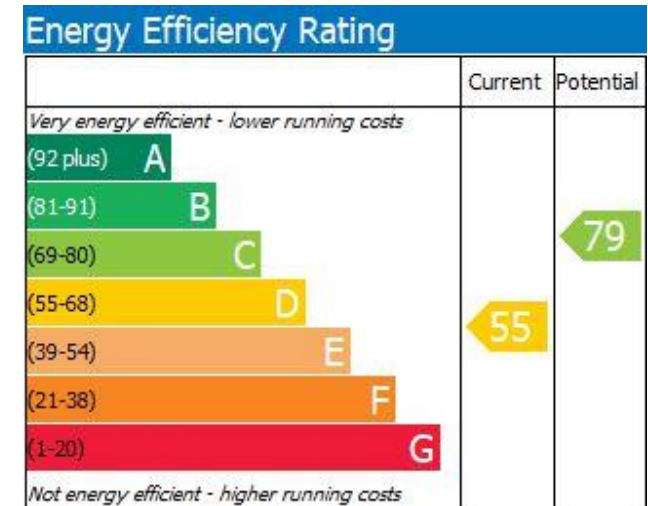
www.landregistry.gov.uk

<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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