



16 DRYLAND ROAD, BOROUGH GREEN, KENT, TN15 8SG

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 **Hillier**  
Reynolds

£575,000

FREEHOLD

A beautifully presented 5 bedroom semi-detached Gough Cooper home.

Family Bathroom, En-suite to Master Bedroom and downstairs W.C.

Incredibly popular and quiet location in Borough Green.





A beautifully presented, extended and loft converted 5 bedroom semi-detached Gough Cooper built family home found in a popular position within Borough Green village.

As soon as you enter the home you will immediately appreciate the known traits of a Gough Cooper home having a large entrance Hallway and the stunning parquet flooring that flows through into the Lounge. The Lounge is a large and bright room that has a wood burner within the fireplace as a focal point of the room. Double doors take you through to the Dining Room allowing it to be either a separate room or open plan for entertaining. The Family room is next and stretches nearly the width of the house so lends itself to a multitude of uses. It is open to the Kitchen which is modern and has plenty of work top and storage space. Larger appliances can live in the Utility room allowing for more storage in the Kitchen. A downstairs W.C. is a must have for a busy family home and this completes the downstairs accommodation.

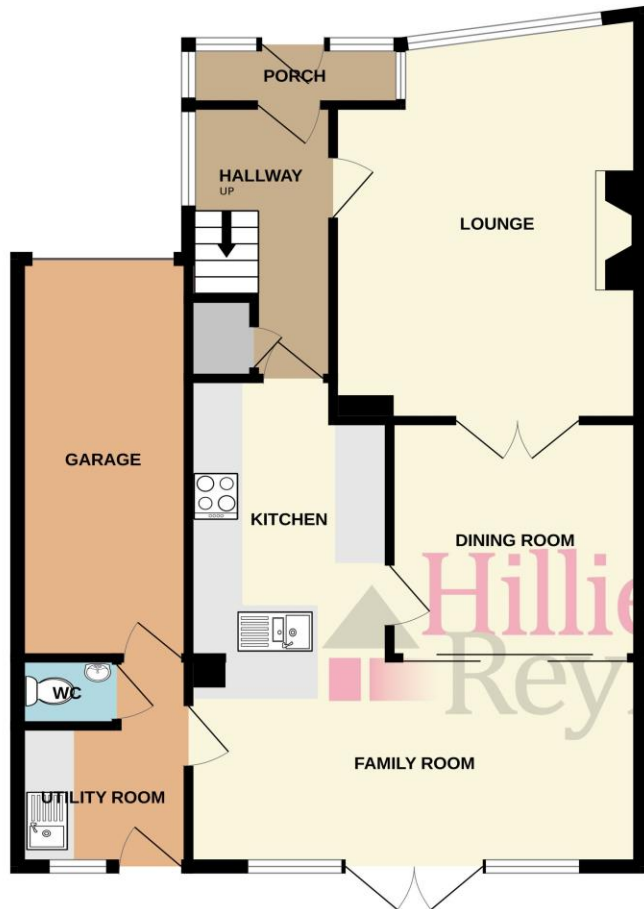
Upstairs the quality and size continues. There are 2 double bedrooms and a modern Family Bathroom. The single bedroom is a good size but many may want to use it as a Study or Office if you work from home. On the next level is another great sized single room and the Master bedroom has wonderful views out over the garden as well as having an En-suite Shower.

Outside the gardens are larger than the usual. The lower level comprises of a decked patio that extends the rear of the home and part of it has been covered to create an all-weather socialising space. The lower lawn area houses a shed and is big enough for children to play on, this then rises to the upper level of the garden which has a level lawn area with fantastic views and a treehouse. The front of the home has a lawn area, flowers, shrubs and a driveway for 1 car that leads to the Garage.

The home is found close to the end of the cul de sac making it especially quiet and sitting up high the houses do have fantastic views across Borough Green and onto the North Downs in the distance. Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. 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. The neighbouring village of Wrotham is also within walking distance and has a sought after secondary school. There are good transport links with the M20, M26 Motorways just a short drive away.

# ACCOMMODATION

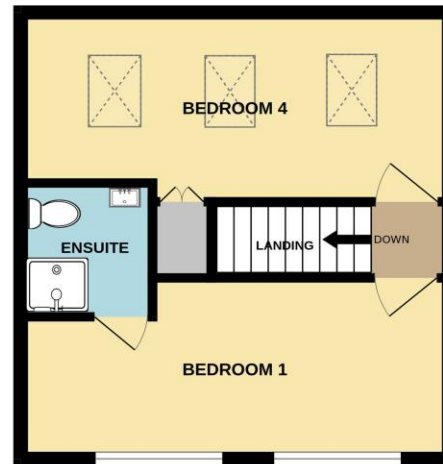
GROUND FLOOR  
73.8 sq.m. (795 sq.ft.) approx.



1ST FLOOR  
39.0 sq.m. (420 sq.ft.) approx.



2ND FLOOR  
29.9 sq.m. (322 sq.ft.) approx.



TOTAL FLOOR AREA : 142.8 sq.m. (1537 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

## Entrance Hallway

## Lounge

17'0" (5.18m) maximum x 12'4" (3.76m)

## Dining Room

10'1" (3.07m) x 9'11" (3.02m)

## Family Room

18'1" (5.51m) x 8'9" (2.67m)

## Kitchen

11'8" (3.56m) x 8'1" (2.46m)

## Utility Room

6'10" (2.08m) x 5'11" (1.80m)

## W.C.

## First Floor Landing

## Bedroom 2

12'7" (3.84m) x 10'11" (3.33m)

## Bedroom 3

10'9" (3.28m) x 10'7" (3.23m)

## Bedroom 5

8'11" (2.72m) reducing to 6'8" (2.03m) x 7'5" (2.26m)

## Bathroom

## Second Floor Landing

## Bedroom 1

17'3" (5.26m) x 8'0" (2.44m)

## Bedroom 4

17'3" (5.26m) x 7'11" (2.41m) reducing to 7'2" (2.18m)

## Outside

Front garden comprising of lawn area and driveway for 1 car.

**Garage** - 16'8" (5.08m) x 7'10" (2.39m)

Southerly facing rear Garden comprising of decked patio area, lawn area, flowers and shrubs. Covered patio entertaining area. Shed and treehouse to remain.



## 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](http://www.environment-agency.gov.uk)

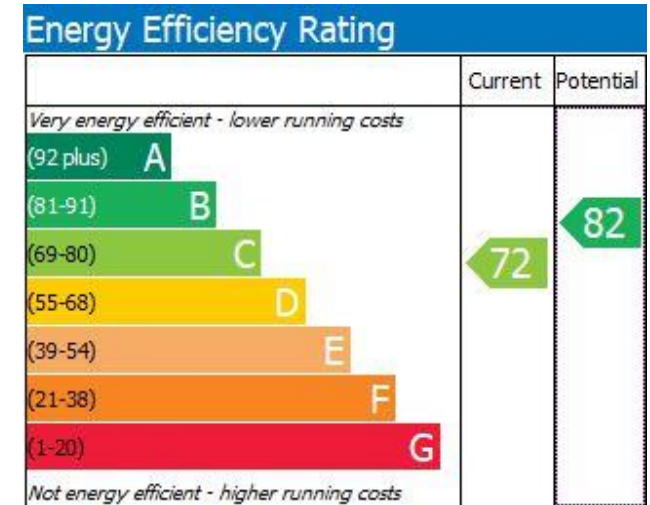
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

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

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)



## Route to View

From our office in Borough Green proceed south down Quarry Hill Road towards the doctor's surgery. Take the second turning left into Harrison Road and then first right into Crowhurst Road. At the end turn left into Dryland Road and the home can be found on the right hand side.

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

01732 884422

[enquiries@hillier-reynolds.co.uk](mailto:enquiries@hillier-reynolds.co.uk)

[www.hillier-reynolds.co.uk](http://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.

