



FORGE COTTAGES, 27C, HIGH STREET, WROTHAM, TN15 7AA

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 **Hillier**
Reynolds

GUIDE PRICE
£250,000 – £260,000

FREEHOLD

Beautifully presented one-
bedroom terraced house.

Open plan kitchen/living
room.

Patio area and landscaped
garden. NO ONWARD
CHAIN.





We are excited to market this beautifully presented and rarely available one-bedroom terraced house which is offered for sale with NO ONWARD CHAIN. This stunning property is located in a tucked away position in the centre of the sought after and historic village of Wrotham.

This unusual and stylish property was converted in 2013 and has been very well looked after and maintained by the current owner. As you enter the property you will appreciate the light and bright interior of the open plan Kitchen/Living area. The living space has been carefully designed with a designated sitting area, work space area and Kitchen. The Kitchen is stylish and well-fitted with a good selection of cupboards and work top space. A breakfast bar provides seating for mealtimes and there is a trap door with stairs leading to a useful Cellar/Storage room.

The seating area is spacious enough for the current owner to create a home workspace area.

Upstairs, overlooking the garden you will find the Bedroom. This immaculate room has high ceilings and a large selection of fitted wardrobes providing plenty of storage space. The Bathroom is bright and modern with a shower over the bath. The landing has stunning feature window which gives this lovely home a unique feature.

Outside the property there is a block paved patio area with steps leading up to the landscaped rear garden which has a seating area, lawn and vegetable patch.

The 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 Bridge, Charing Cross and Victoria.

Early viewing is highly recommended to fully appreciate this stunning property.

ACCOMMODATION

Entrance Door to :

Living Area

15'0" (4.57m) x 12'9" (3.89m)

Kitchen Area

8'1" (2.46m) x 5'10" (1.78m)

Cellar/Storage

6'5" (1.96m) x 4'4" (1.32m)

First Floor Landing

Bedroom

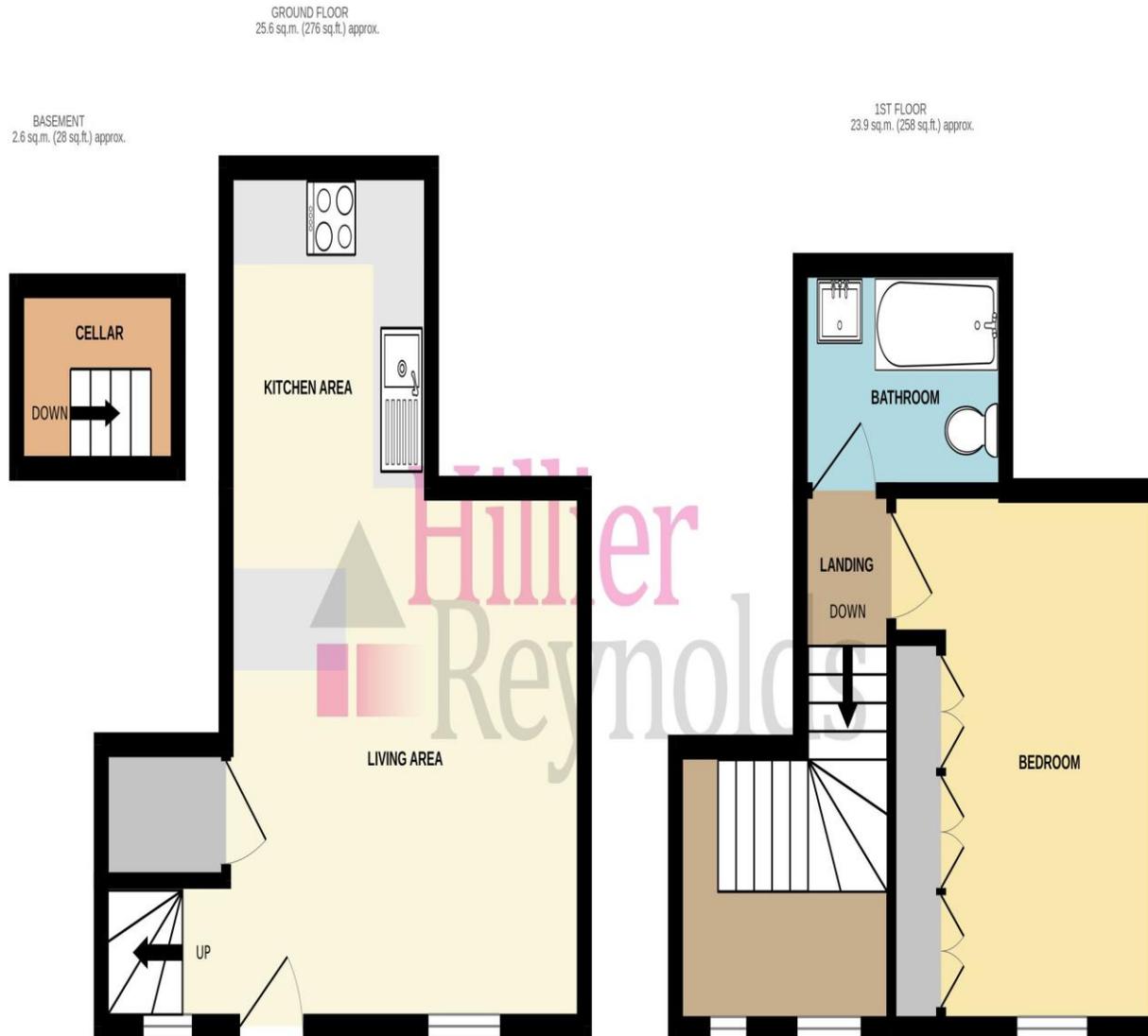
12'8" (3.86m) x 10'7" (3.23m)

Bathroom

7'8" (2.34m) x 5'4" (1.63m)

Outside

Block paved patio area. Steps leading up to landscaped garden. Seating area, lawn and vegetable patch.



TOTAL FLOOR AREA : 52.1 sq.m. (561 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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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)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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. Continue into Wrotham High Street and the home can be found on the left-hand side. The entrance to Forge Cottages is opposite the bus stop.

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.

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

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