



OAK COTTAGE, 53 WROTHAM ROAD, BOROUGH GREEN, KENT,
TN15 8DD

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 **Hillier**
Reynolds

£675,000

FREEHOLD

Beautifully presented three-bedroom Grade II listed end of terrace character property.

Large North Westerly facing garden.

Double garage and parking for several cars.





We are delighted to market this beautifully presented three-bedroom end of terrace Grade II listed character property which is located in a set-back position within walking distance of the village centre and mainline station with services to London Bridge, Charing Cross and Victoria.

This charming and unique property dates back to the 16th Century and has retained many of its original character features. The property is situated on a generous plot and has a large garden which is mainly laid to lawn. There is a detached double garage as well as parking for several cars. Behind the garage is a stable block that is currently used for storage. We understand that planning permission has been granted to convert this to a one-bedroom annex.

As you enter the property your eye will immediately be drawn to the stunning inglenook fireplace and log burner which is a real focal point of this home. The open plan lounge and dining room is spacious and well-proportioned and full of character with exposed brickwork and beamed ceiling. The kitchen is well-fitted with traditional shaker style units in keeping with the age and style of the property. There is a good selection of units and wooden worktops. A back door provides direct access out to the garden.

This individual and quirky property has two stair cases. The master bedroom and shower room are reached from the right hand spiral staircase. The master bedroom is spacious and bright with built in wardrobes providing plenty of storage. The shower room is spacious and stylish. The large landing is used by the current owner as a dressing and storage area.

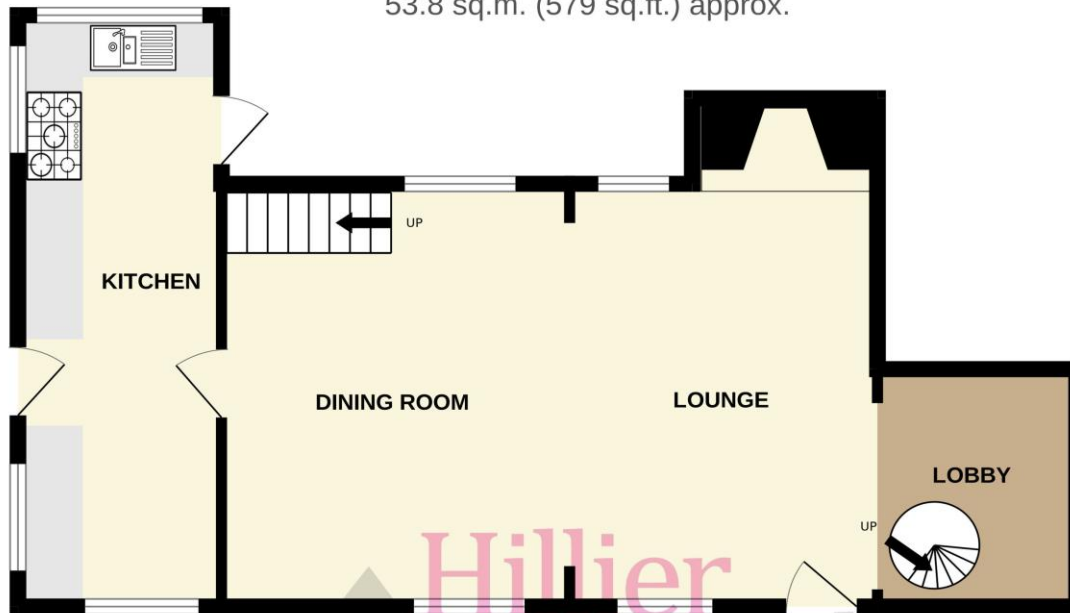
On the left hand side of the property you will find a separate staircase leading to two further bedrooms. The second bedroom is a double room and the third bedroom is a single room that is currently used as a home office. A stunning bathroom with a claw foot bath completes the upstairs accommodation.

Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library, sought after 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 villages of Wrotham, Ightham and St Marys Platt are also within walking distance and all have popular primary schools. There are good transport links to other secondary and grammar schools in the area and Wrotham secondary school is within walking distance. There are good road links with the M20, M26 Motorways just a short drive away.

Viewing is highly recommended to fully appreciate the charm and character of this property.

ACCOMMODATION

GROUND FLOOR
53.8 sq.m. (579 sq.ft.) approx.



1ST FLOOR
59.0 sq.m. (635 sq.ft.) approx.



TOTAL FLOOR AREA : 112.7 sq.m. (1213 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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Entrance Door to :

Lounge

16'6" (5.03m) x 10'11" (3.33m)

Lobby Area

8'8" (2.64m) x 7'1" (2.16m)

Dining Room

15'6" (4.72m) x 12'4" (3.76m)

Kitchen

21'8" (6.60m) x 7'3" (2.21m) reducing to 6'6" (1.98m)

First Floor Landing

Bedroom 1

17'6" (5.33m) x 12'3" (3.73m)

Shower Room

10'5" (3.18m) x 7'7" (2.31m)

First Floor Landing

Bedroom 2

12'7" (3.84m) x 6'11" (2.11m)

Bedroom 3

10'9" (3.28m) x 6'6" (1.98m)

Bathroom

Outside

Large north westerly facing rear garden mainly laid to lawn. Vegetable patch, summer house, stable block currently used for storage but with planning permission to convert to a one bedroom annex. Parking for several cars.

Detached Garage - 21'0" (6.40m) x 16'5" (5.00m)



Route to View

From our office in Borough Green proceed north along the High Street. At the end turn right into Wrotham Road going past the train station. After a few hundred yards the property can be found on the left-hand side as denoted by our For Sale board.

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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