



The Cottage Windmill Hill, Wrotham Heath, Sevenoaks, Kent, TN15 7SU

Jack Charles

Guide Price £775,000 - £800,000

Jack Charles  
Estate Agents

Sales & Lettings

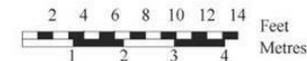
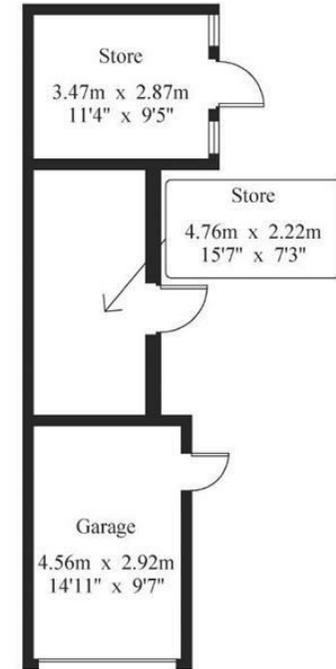
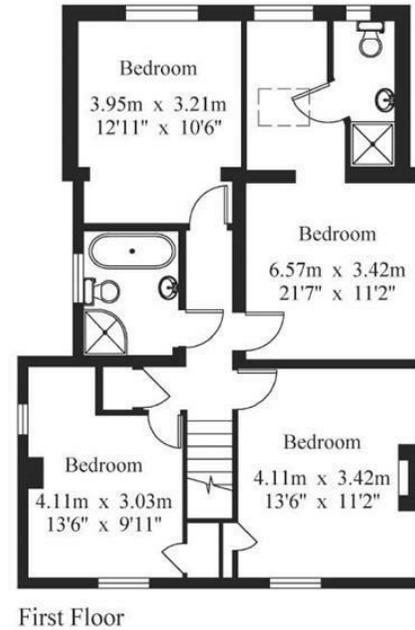
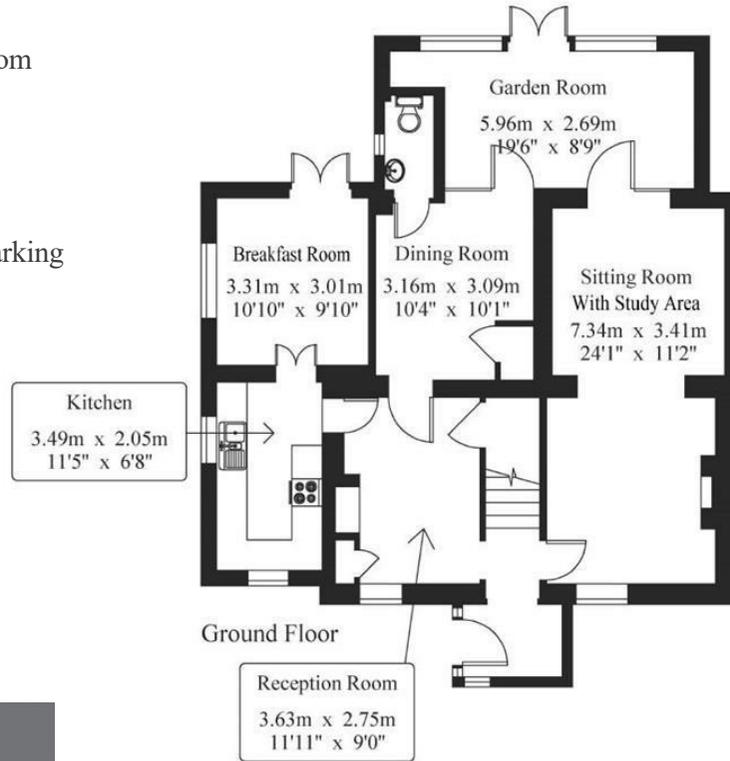
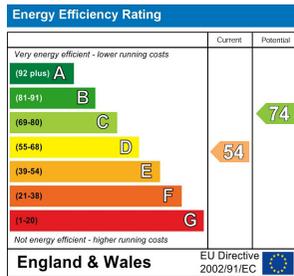
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The Cottage, 8 Windmill Hill

House - Gross Internal Area : 171.3 sq.m (1,843 sq.ft.)  
Outbuildings - Gross Internal Area : 34.7 sq.m (373 sq.ft.)



- Guide £775,000 - £800,000
- Detached Period Cottage
- Four Double Bedrooms
- Ensuite & Family Bathroom
- 5 Reception Rooms
- Double Aspect Kitchen
- Stunning Rear Garden
- Garage, Workshops & Parking
- Semi Rural Location



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## To Be Sold

Jack Charles are delighted to offer for sale this deceptively spacious 4 double bedroom detached period cottage set along a country lane. The property has a wealth of character and charm comprising a porch which opens into a lovely reception hall room with feature fireplace, under stairs storage cupboard and wood flooring doors to the dining room, kitchen / breakfast room and the sitting room which has a feature fireplace and is open plan with a further reception area currently used as study area, this leads through to a garden room with doors leading out to the garden and into the dining room, this is also access via the front reception hall and has a pantry cupboard and a door to the cloakroom/WC. The kitchen has a double aspect with ceiling beams and has a range of wall and base units, worktops, sink, space for appliances such as a cooker, washing machine and dishwasher, double doors lead through to a wonderful breakfast room with part vaulted ceiling, feature stained glass internal window, window to side, wooden floor and doors to the garden.

To the first floor the landing gives access to all 4 bedrooms and the family bathroom, The master bedroom has a separate dressing room with window to rear and a door that leads to an en-suite shower room, there are three further double bedrooms and the family bathroom has a free standing bath, separate corner shower cubicle, WC and wash basin.

Outside to the front is a garden with a lawn and flower beds, shrubs and trees, the brick paved driving provides parking for two cars to the front of the garage, a gate leads to the rear along a side path with access doors to the garage, and two large brick outbuildings which were the original former stable and workshop both with power. The rear garden is mainly lawned with a patio area, flower beds mature trees and an ornamental pond. The lawn is interspersed with a brick edged path which leads to a gravelled area with a circular paved seating area, flint paths, raised fruit/vegetable beds and BBQ area.

## Location

Wrotham Heath village offers a petrol station with shop, The Royal Oak pub/restaurant, Mings Chinese Restaurant, Vineyard Restaurant and Holiday Inn with its restaurant, health club and pool and golf course; and there are local primary schools in Platt, Borough Green, Trottiscliffe, Offham and Wrotham.

Borough Green with its variety of shops, restaurants/take aways, pub, bar, churches, popular primary school, dentist, doctors, Reynolds Retreat (Health Club, Country Club and Spa) and mainline station (with services to London, Maidstone and Ashford International) is approximately 1.7 miles away.

West Malling town with its wider variety of shops and restaurants; and mainline station with services to London is approximately 3.7 miles away. Sevenoaks town with its comprehensive range of educational, recreational and shopping facilities, and main line station (with fast services to London) is approximately 8 miles away.

Access to the M20/M26 is approximately 0.5/1.5 miles away.







