Stone Cottage St. Marys Road, Wrotham, Sevenoaks, TN15 7AP

Guide Price £900,000 - £950,000

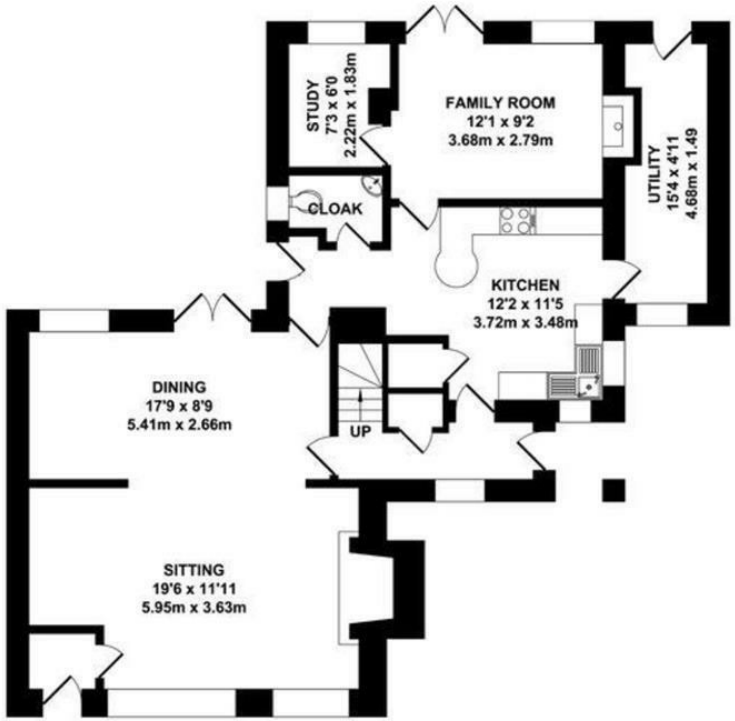
Jack Charles
Estate Agents

Sales & Lettings

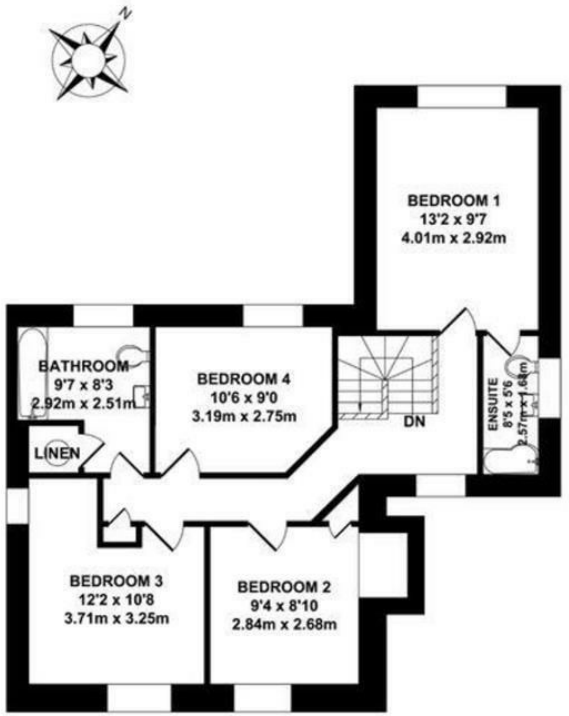
- Stunning Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Living / Dining Room
- Kitchen & Separate Utility Room
- Family Room / Snug
- Office
- Green Retreats Garden Studio
- Very Large Double Garage & Ample Parking
- Pretty Village Location

Stone Cottage, TN15

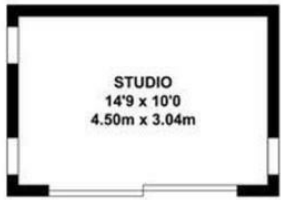
Gross internal area house (approx) = 1580 sq.ft / 146.76 sq.m
Outbuilding = 147 sq.ft / 13.68 sq.m
Garage = 423 sq.ft / 39.26 sq.m
Total = 2150 sq.ft / 199.70 sq.m



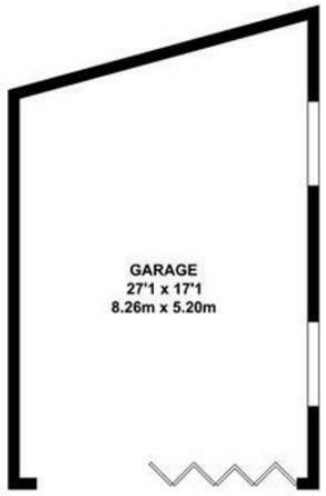
GROUND FLOOR
937 sq.ft / 87.04 sq.m



FIRST FLOOR
643 sq.ft / 59.72 sq.m



OUTBUILDING
147 sq.ft / 13.68 sq.m



GARAGE
423 sq.ft / 39.26 sq.m

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To Be Sold

Jack Charles are delighted to present this beautifully characterful detached cottage, set within the heart of the ever popular village of Wrotham. Positioned within an Area of Outstanding Natural Beauty and a Conservation Area, this charming home has been carefully enhanced by the current owners, seamlessly blending its original period features with modern day living.

Enjoying a prime village setting, the property is just a short walk from a range of local amenities including traditional pubs, shops and a primary school, while Borough Green & Wrotham station is also within easy reach, offering excellent connections into London. The surrounding countryside provides a wealth of outdoor pursuits, with nearby landmarks such as Ightham Mote, Oldbury Hill, Coldrum Stones and Trosley Country Park.

The ground floor offers a well balanced and flexible layout. The main living room is a standout space, centred around a striking inglenook fireplace that brings both character and warmth. A separate dining room provides an ideal setting for entertaining or family gatherings, complemented by bespoke storage. The kitchen is thoughtfully designed with ample worktops, classic style units, integrated appliances, water softener and space for an American style fridge freezer.

A useful utility room sits off the kitchen, offering additional practicality and direct garden access. There is also a versatile family room fitted with bespoke shelving and doors opening out to the garden, creating a natural flow between indoor and outdoor living. A dedicated study provides an ideal work from home space, alongside a conveniently placed cloakroom. Much of the ground floor benefits from zoned underfloor heating, ensuring comfort and efficiency throughout.

Upstairs, the accommodation comprises four well proportioned bedrooms. The principal suite benefits from a modern en suite shower room, while the remaining bedrooms are served by a well appointed family bathroom.

Externally, the property continues to impress. The rear garden has been thoughtfully landscaped to create a private and tranquil setting, with lawned areas, mature planting and multiple seating spots for relaxing or entertaining. A high specification garden studio by Green Retreats adds further versatility, fully equipped with power, lighting, heating and air conditioning, making it suitable for a range of uses all year round.

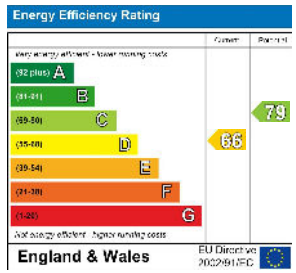
The property also benefits from a substantial double garage exceeding 400 sq ft, ideal for storage, workshop use or hobbies, along with a log store, water butts and a productive fruit garden. To the front, a private driveway provides ample parking for several vehicles.

A rare opportunity to acquire a distinctive home in a sought after village location, offering both character and practicality with excellent transport links. Viewing is strongly advised.

Location

Stone Cottage is situated in the heart of Wrotham village with its public houses, village shop, church, primary school and hairdressers. It is conveniently located 0.8 miles from Borough Green mainline station, providing a direct service to London Victoria.

- Comprehensive Shopping: Sevenoaks (7.7 miles), Tonbridge, Maidstone and Bluewater.
- Mainline rail services: Borough Green (1.3 miles) to Victoria. Sevenoaks to Cannon Street/Charing Cross.
- Primary Schools: Wrotham, Platt and Borough Green.
- Grammar/State Schools: A good selection in Maidstone, Sevenoaks and Tonbridge.
- Private Schools: Somerhill Prep School in Tonbridge. Sevenoaks, Solefields and New Beacon Prep Schools in Sevenoaks. St Michaels and Russell House Prep Schools in Otford. Sevenoaks and Tonbridge Secondary Schools. Sutton Valence Prep and Secondary Schools.
- Leisure Facilities: Wrotham Heath golf club on the outskirts of the village. Reynolds Country Club Retreat in Borough Green. Wildernesse and Knole Golf Clubs in Sevenoaks. Nizels Fitness Centre in Hildenborough. Sevenoaks Sports and Leisure Centre. Cricket and Rugby in the Vine area of Sevenoaks.
- Communications: The M20/M26 can be conveniently accessed at the Wrotham interchange linking to other motorway networks, Medway Towns, Gatwick and Heathrow Airports and the Channel Tunnel Terminus.



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