



**LITTLE BLACKSOLE, BLACKSOLE LANE, WROTHAM,
KENT, TN15 7DH**

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 **Hillier**
Reynolds

£775,000

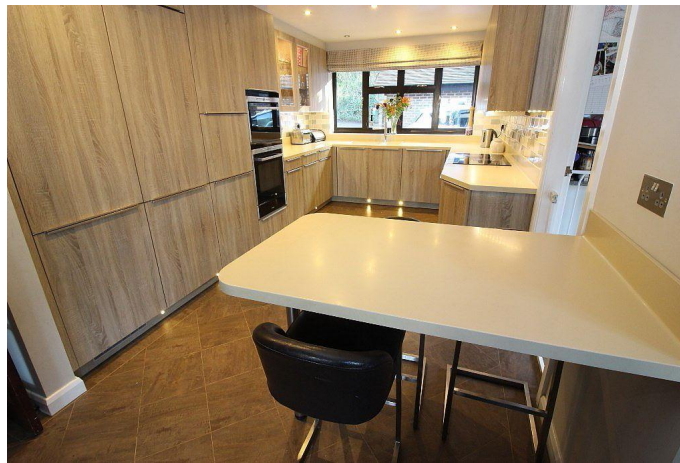
FREEHOLD

A beautifully presented 4 bedroom detached family home that has stunning countryside views.

An abundance of space having a floor area of over 2400 sq. ft.

Nestled down a quiet lane within the popular village of Wrotham.





You should never judge a book by the cover and the same phrase applies to this stunning, 4 bedroom detached home found in a quiet, private lane in the popular and picturesque village of Wrotham.

As you pull onto the driveway you will see a pretty, detached home that has plenty of parking to the front for multiple cars and the benefit of a detached double garage that has a remote operated door. It is what lies within that will please and amaze you further, not just for its size but its quality also.

Inside the front door you enter into the large entrance hall that immediately gives you a sense of how big this home is. Cleverly crafted storage has been built into the under stairs space here allowing coats, shoes and much more to be stored neatly out of the way. This home is going to be appreciated by a large or growing family and the size and choice of rooms downstairs will not disappoint. The lounge is large enough to hold the largest of sofas and to create a relaxing feel has a beautiful fireplace as its focal point. The kitchen opens into the family room and will certainly be the hub of the home whether it be starting the day at breakfast or entertaining family and friends in the evening. The kitchen is modern being only 4 years old and has plenty of cupboard and work top space plus many integrated appliances. Having a utility room adjoining helps to keep the kitchen clutter free. The orangery to the rear gives a great insight into the thought and quality that the current owners have put into this home. The oak beamed structure is something to behold whilst under-floor heating make it a useable room all year round. The layout of these rooms make it an ideal space for entertaining and in the warmer months you can open the bi-fold doors to really appreciate the stunning view over the garden and the countryside beyond. There is also a dining room to the front of the home for more formal dining although children may want to adopt this room as their own playroom or, if you work from home, could be used as a very comfortable study. The last room to describe downstairs is the shower room, a must if to be a busy family home. Upstairs there are 4 generous sized bedrooms; the Master has its own En-suite and walk-in wardrobe offering parents their own sanctuary of peace and quiet. The other 3 bedrooms then have use of a further family bathroom. As the summers seem to be getting hotter recently you will be pleased to see that all of the bedrooms have air-conditioning units installed.

For such a large home you will want gardens that match and here they are as impressive as the home. Being westerly facing they will benefit from sunshine for most of the day and enjoy impressive sunsets in the warmer months. A large raised terrace makes the perfect spot for relaxing or dining al-fresco whilst the large expanse of artificial grass makes it easy maintenance yet gives the children a space to play in all year round.

The location of the home offers the best of both worlds. The beautiful countryside that can be found nearby along with the views makes the setting feel very rural. Despite this rural outlook Wrotham village is an incredibly practical place to live. There are shops in the village to fulfil your day to day needs with more to choose from only 1.5 miles away in Borough Green High Street. If you commute to London then Borough Green Station is again only 1.5 miles away making it an easy walk for most. It will also be a pleasurable stroll looking out over the lovely countryside that surrounds both villages, certainly a nice way to de-stress after a day in the city. The frantic school run will be a thing of the past here as the popular St. George's Primary School is literally around the corner from the home. Wrotham Secondary is a little further but still less than a mile away.

So if you are looking for a home that offers great sizes, a great location and is impeccably presented then this lovely property should be featuring high on your viewing list.

ACCOMODATION



GROUND FLOOR
APPROX. FLOOR
AREA 1384 SQ. FT.
(128.6 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 1060 SQ. FT.
(98.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 2444 SQ. FT. (227.1 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Hallway - 15'11" (4.85m) x 11'3" (3.43m)

Lounge - 21'6" (6.55m) x 16'3" (4.95m)

Dining Room - 13'3" (4.04m) x 9'8" (2.95m)

Kitchen - 14'11" (4.55m) x 9'9" (2.97m)

Utility Room - 15'0" (4.57m) x 5'3" (1.60m)

Shower Room - 7'2" (2.18m) x 4'6" (1.37m)

Family Room - 15'5" (4.70m) x 11'11" (3.63m)

Orangery - 15'3" (4.65m) x 13'4" (4.06m)

First Floor Landing

Master Bedroom - 17'7" (5.36m) x 13'4" (4.06m)
red to 11'5" (3.48m)

Walk-in Wardrobe - 8'0" (2.44m) x 4'1" (1.24m)

En-Suite - 7'0" (2.13m) x 6'8" (2.03m)

Bedroom 2 - 13'8" (4.17m) x 9'1" (2.77m) + 6'8" (2.03m) x 4'9" (1.45m)

Bedroom 3 - 13'5" (4.09m) x 10'7" (3.23m)

Bedroom 4 - 12'11" (3.94m) x 7'2" (2.18m)

Family Bathroom - 9'7" (2.92m) x 7'3" (2.21m)

Outside

Westerly facing rear garden comprising of flowers, shrubs and synthetic lawn area. Raised patio terrace and lower decked area with Summerhouse.

Side access to:

Gated frontage and driveway for multiple vehicles

Double Garage with remote operated electric door. 21'2" (6.45m) x 18'7" (5.66m)



Route to View

From our office in Borough Green proceed north into the high street. At the end turn right into Wrotham Road. After going over the M-26 motorway turn left into Borough Green Road towards Wrotham village. Once in the village turn left into the high street. Take the second left into Old London Road. After the school turn left into Pilgrims Way and next left into Blacksole Lane. The home can be found on the right hand side.

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:

01732 884422

enquiries@hillier-reynolds.co.uk

www.hillier-reynolds.co.uk

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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact CO2 Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	78
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

