



# VILLAGE ESTATES



• EST.1993 •

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**Spacious characterful family home**

**Stunning kitchen-diner**

**Ample parking**

**Located in historic Wrotham Village**

**Four double bedrooms**

**Large south-facing garden with**



**Kanjarah West Street**  
Sevenoaks, TN15 7AR

**Guide Price £800,000-£825,000**

This characterful and spacious family home is located in the heart of Wrotham Village. It has a stunning kitchen-diner with roof lights and a luxury oak-top island. The reception room has a feature fireplace with log-burning stove and beautiful views of both the 100-foot plus south-facing garden and some of Wrotham's loveliest historic buildings. All four bedrooms are generous doubles, one with an en suite shower room. The house also has two additional shower rooms. The office can accommodate at least two homeworkers and there is ample parking space on the drive for four cars. Borough Green with its shops, amenities and a mainline station - with services to Victoria, Charing Cross, London Bridge and Waterloo East - is a short drive away.

EPC RATING: C

COUNCIL TAX BAND: G

TENURE: Freehold

LEASE TERM: Not Applicable



**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. 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. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.