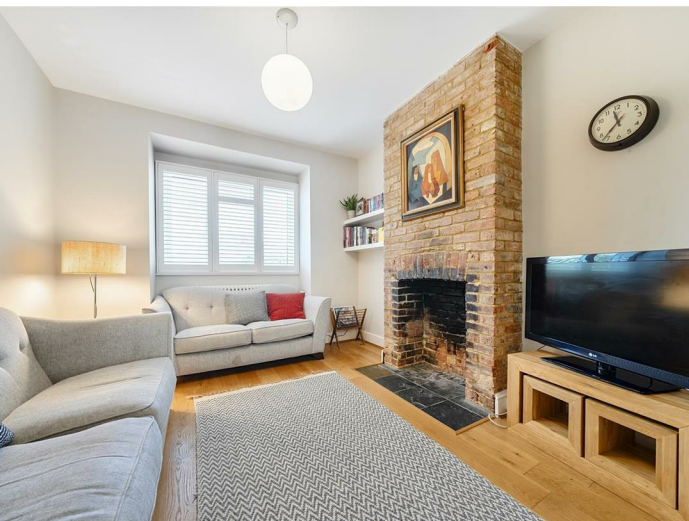




Ibbett Mosely

2 Randall Hill Road, Wrotham, Sevenoaks, TN15 7BN



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A beautifully presented three bedroom Edwardian character property located in the picturesque and historic village of Wrotham.

- Attractive three bedroom character mid-terrace house
- Modern kitchen/breakfast room
- Located in popular historic village of Wrotham
- Direct trains run from Borough Green run to both Victoria and Charing Cross
- Spacious sitting and dining area with feature fireplaces
- Contemporary ground floor bathroom suite
- Good size rear garden with patio, seating areas and garden room
- Stunning rural views towards the North Downs
- Gas central heating and double glazing throughout
- Excellent access to motorway links

A beautifully presented three bedroom Edwardian character property located in the picturesque and historic village of Wrotham.

The house retains many period features and has been thoughtfully modernised and improved by it's current owners.

The living space includes three double bedrooms, two open plan reception rooms, fitted kitchen with breakfast bar, wooden shutters, period style radiators throughout and charming views over the North Downs.

To the rear, the home benefits from a private and well kept 90ft garden, set over several tiers. There is an apple tree, which provides a crop of eating apples each year.

At the end of the garden the current owners have built an almost 200 sq ft garden room, which can be utilised for any number of uses, including as a home office, studio or gym.

Within walking distance of the High Street, Wrotham Park, the historic St. Georges Church and the well regarded primary school, this home is perfect for those looking to experience village life in a convenient location.

The M20 and M26 motorways are both easily accessible and Borough Green train station is nearby, providing direct trains to both Charing Cross and Victoria.

SUMMARY

Ground Floor

Entrance Hall

Access via front door. Stairs rising to first floor. Radiator within decorative cabinet. Engineered oak flooring.

Sitting Room

Double glazed window to front with attractive fitted shutters. Engineered oak flooring. Feature brick fireplace with tiled hearth and gas burner. Additional open brick fireplace with tiled surround. Radiator with decorative cover. Open plan to dining area.

Dining Area

Continuation of engineered oak flooring. Radiator. Understairs storage cupboard. Open access through to kitchen, creating a sociable living space.

Kitchen/Breakfast Room

Modern fitted kitchen comprising a range of wall and base units with wooden work surfaces. Integrated Indesit microwave and inset oven. Four ring induction ceramic hob with extractor over. Integrated washing machine and dishwasher. Built-in fridge/freezer. Tiled flooring. Inset downlighting. Breakfast bar seating area beneath two skylights. Radiator. Door leading to rear garden.

Ground Floor Bathroom

Velux skylight window. White suite comprising panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap and WC. Separate shower cubicle with tiled surround. Built-in storage cupboard. Tiled flooring. Radiator.

First Floor Landing

Access to loft (insulated and boarded).

Bedroom One

Double glazed window to front with fitted shutters and far-reaching views. Radiator. Recess for display. Decorative fireplace.

Bedroom Two

Double glazed window to rear. Decorative feature fireplace. Radiator.

Bedroom Three

Double glazed window to rear. Built-in wardrobe cupboard. Radiator.

OUTSIDE

The rear garden offers a degree of privacy and the property is arranged over several tiers and enjoys a pleasant outlook. Immediately to the rear is a paved terrace area with steps rising to a pathway with planted shrub borders. Further steps lead to a lawned section, with an additional raised area

featuring mature planting including an apple tree.

To the rear of the garden there is a timber shed which is fully insulated, has electricity and can be used as a home office, workshop or gym. Seating area. External lighting is installed.

LOCATION

Wrotham is a highly desirable historic village offering a blend of rural charm and excellent convenience. The village provides local shops, a well-regarded primary school, public houses, a church and recreational facilities. Nearby Borough Green (approx. 1.4 miles) offers a wider range of amenities including shops, restaurants, health facilities and a mainline railway station with direct links to London Victoria, Maidstone and Ashford International. Sevenoaks (approx. 7.5 miles) provides extensive shopping, leisure and mainline services to London Bridge, Cannon Street and Charing Cross. The M20 and M26 motorways are easily accessible, making this an ideal location for commuters.



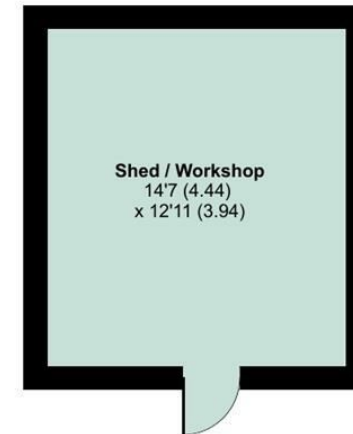
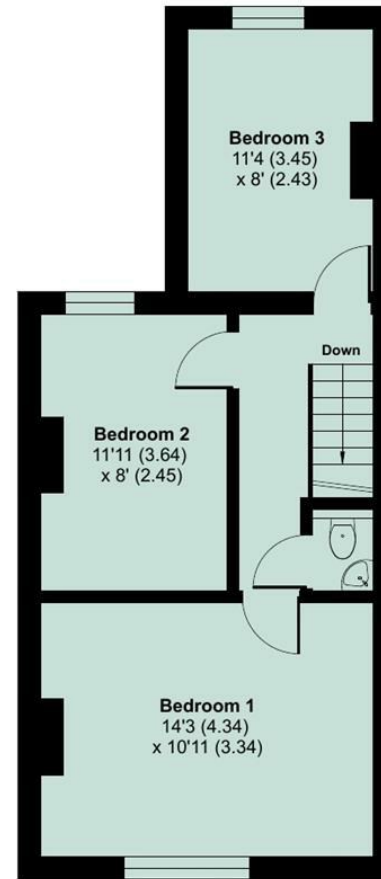
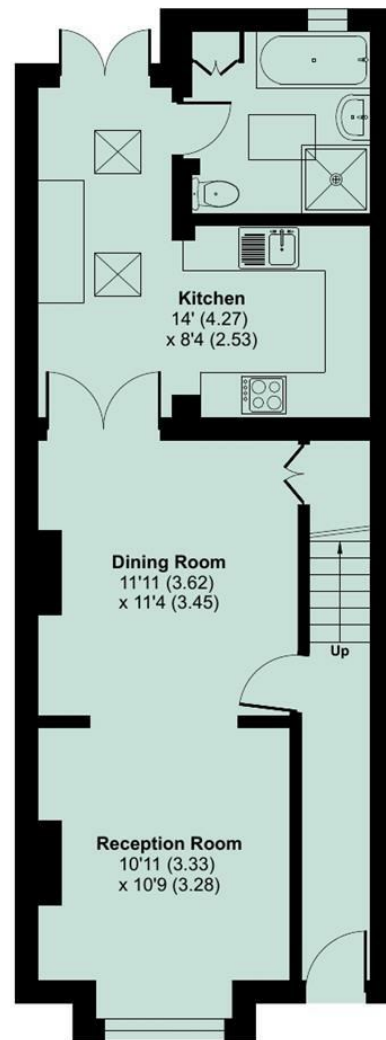
Randall Hill Road, Wrotham, Sevenoaks, TN15

Approximate Area = 1015 sq ft / 94.2 sq m

Outbuilding = 188 sq ft / 17.4 sq m

Total = 1203 sq ft / 111.6 sq m

For identification only - Not to scale



NOT SHOWN IN ACTUAL LOCATION



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Ibbett Mosely. REF: 1472748

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Sevenoaks 01732 452246

EPC Rating-

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