



Ibbett Mosely

1 Central Lodge Gravesend Road, Wrotham,  
Kent, TN15 7JW



A private development of just four detached homes surrounded by nature offering a serene setting to relax after a hard day at work, this home offers the perfect blend of privacy and solitude without the feeling of being remote. Neighbours and nearby connections via mainline railways and motorway networks make this property the perfect base for any busy household.

Completely renovated and updated, the home is stunning and offers luxury finishes throughout whilst maintaining a sense of charm and character. If open plan is what you desire, the large kitchen and dining living space sits within a green-oak-framed garden room which opens onto the beautifully landscaped garden, perfect for entertaining.

Eco friendly additions have been made in the renovation including solar thermal hot water system, Simpson & Partners 7kW EV charger to the front drive and sedum roof to the oak-framed extension.

We strongly recommend an internal viewing of this stunning family home and can't wait to show you round.

- Renovated to a high standard with luxurious fittings throughout
- Environmentally Friendly Additions including Solar Thermal Hot Water System, EV Charger & Sedum Roof
- Stunning Open Plan Kitchen Dining Family Room Plus Cosy Lounge with Wood Burning Stove
- Set in Nature within Private Woodland Opposite Trosley Country Park
- Private Shingle Drive Leading to Walled Enclave of Houses
- Plenty of Parking Including Communal Side Driveway for Four to Five Cars
- Fabulous plot of approx 1/3 acre with gardens, patios, decking and enchanting children's play area
- Undeveloped side garden space with gated access and utilities ideal for annex/home office subject to planning
- EPC Rating D - Council Tax Band F
- Guide Price £980,000

## The House

This stunning, tastefully renovated detached home has been meticulously planned and finished to a very high standard. Additions include the oak garden room extension with sedum roof and the shaker style wood kitchen that boasts Quartz worktops, integrated appliances and Bose ceiling speakers. Environment has been high on the agenda as befits this natural setting with solar thermal hot water system and EV charger. Amtico herringbone flooring and luxury wool carpets are also installed throughout the living areas.

The property is laid out to offer what we feel is a great family home with a large covered porch, ideal for taking off muddy boots from walks in nature via Trosley Country Park before entering into a welcoming hallway. Off the hallway

is a useful downstairs cloakroom, cosy lounge with log burner, study/snug area and the stunning open plan kitchen dining family room overlooking the fabulous rear garden through the green oak rear extension. Situated off the kitchen is a generous sized playroom or potential fifth bedroom with stable door leading out to the rear patio and garden.

Upstairs, a 3m window floods the hallway with light and offers views of the surrounding woodland. From the first floor landing there are four well proportioned bedrooms, three of which are situated to the front of the house. A large modern family bathroom services these rooms while the principle bedroom has its own ensuite shower room with twin marble basins and is accessed through a generous walk-through wardrobe. A private balcony off the principle bedroom overlooks the





garden, making it the perfect space to have that morning coffee whilst listening to the wildlife awake.

Externally the house sits in a plot of approx. 1/3 acre. It is accessed by a winding gravel driveway that leads through a pillared entrance onto an enclave of four houses with shared parking area as well as individual gardens and driveways. There is a communal driveway to the side of the house capable of fitting upto 4 cars from which the undeveloped space to the side of the garden is accessed. This could easily be developed as an additional living, working or entertaining space subject to planning.

The garden is a versatile place for family and friends to relax; surrounded by nature with mature woodland, lawns and an enviable children's play area

## Location

The location offers the best of both worlds: a peaceful, rural atmosphere combined with convenient access to amenities. There are walks in all directions from the property with numerous parks and recreational facilities nearby.

For commuters, Ebbsfleet station is around 18minutes (9.9miles) away by car and has high speed trains to London St Pancras in 19minutes. Borough Green & Wrotham station is 7 minutes (3.3miles) away by car and has trains to London Bridge and Victoria from 37minutes and 44minutes respectively while



Meopham station is 10minutes (4.8miles) away by car with trains to Victoria from 34minutes. Additionally, the M20 and M26 motorways are close by for those needing to travel further afield.

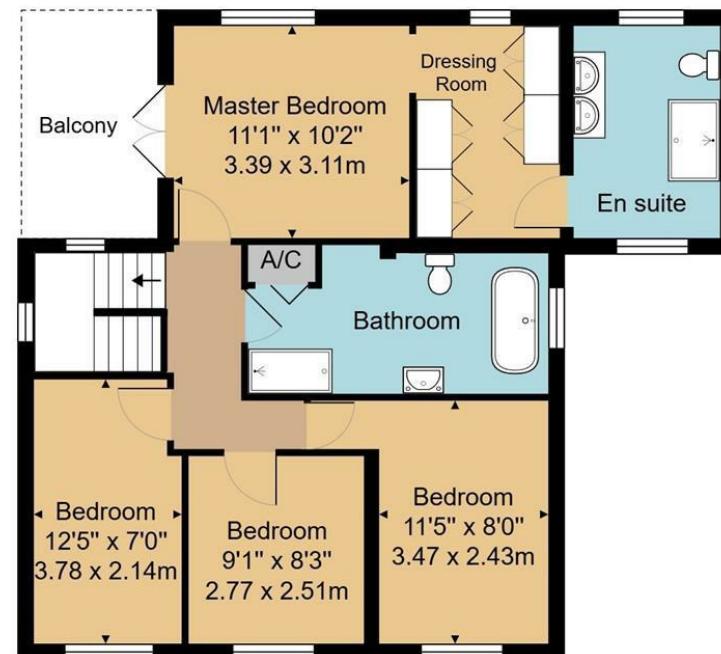
For shopping, Culverstone Green is 4minutes (1.4miles) away by car with grocery store, petrol station and post office. Meopham is 6minutes (2.9miles) away with several pubs that overlook the traditional village green cricket club. West Malling is 13minutes (6.7miles) away by car when a range of boutique shops and formal dining options can be found whilst Sevenoaks town centre is 21minutes (9.9miles) by car.

For schools, the surrounding villages of Stansted, Trottiscliffe, Culverstone Green, Borough Green and Wrotham all have primary school options. Secondary state schools can be found at Wrotham, Meopham, Maidstone, Sevenoaks and Tonbridge with the latter two offering prestigious public school options. Grammar schools can be found in Maidstone, Gravesend and Tonbridge and Sevenoaks which special school options nearby also.



**Ground Floor**

Approx. Gross Internal Area 1647 ft<sup>2</sup> ... 153.0 m<sup>2</sup>



**First Floor**

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Ibbett Mosely**

**Borough Green 01732 882266**

**EPC Rating- D**

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