

West Wing, Ford Place, Wrotham Heath, Kent, TN15 7SE

THE MAJOR PORTION OF THIS GRADE II LISTED ELIZABETHAN MANOR HOUSE SITTING IN GROUNDS OF APPROACHING 2 ACRES (TBV) AND HAVING BEEN RECENTLY REFURBISHED BY THE CURRENT OWNER WHILST OFFERING FURTHER DEVELOPMENT POTENTIAL FOR BOTH RESIDENTIAL AND COMMERCIAL USE * DRAFT DETAILS AWAITING APPROVAL *

5 Bedrooms (including Two Attic Rooms) * Two Bathrooms * Sitting Room with Inglenook Fireplace Dining Room * Kitchen/Breakfast Room * Cloakroom * Many Period Features including Beams Partially Double Glazed * Oil Fired Central Heating System * Stunning Views over Countryside Plot Extending to Approximately 2 Acres (tbv) * Potential for Further 13 Acres (see Agent's Note 5) Two Semi Detached Barns with Full Residential Planning Permission Two Semi Detached Commercial Use Barns extending to approximately 5,000 sq.ft.

WROTHAM HEATH

Ford Place is situated on the outskirts of this ever popular village sited as 'An Area of Outstanding Natural Beauty'. The village centre offers amenities including public houses, tennis courts, village hall, popular primary school and its own listed Grade I church. Also of note just to the north of the village is the local country park spread over 160 acres on the crest of the North Downs where there are excellent hacking and equestrian facilities. There is access to the M20/ M25 and M26 road networks via Junction 2a at Wrotham Heath, with main line train services to Blackfriars and Victoria, with further shopping facilities and amenities, available at Borough Green, approximately 3 miles distant.

FOR SALE

Ford Place was, we understand, originally constructed in Elizabethan times around the late 16th Century, with later additions. The property has recently had extensive refurbishment works undertaken, although still maintains its character and charm with a number of period features, not least of which is the rather impressive inglenook fireplace in the pleasantly sized sitting room, along with the distinct patterned and coloured windows, some of which have been replaced.

The character and original splendour of this stunning property is also enhanced by a plethora of exposed beams which the current owner has lovingly stripped, whilst adding a contemporary touch which includes modern bathroom suites and an oil fired central heating system. To the exterior is a front mainly lawned garden, whilst to the rear is a large mainly walled, lawned garden, running down to the rear, with a pretty stream to the rear boundary. Further in the distance are open fields. Off road parking is available via the large driveway.

There is a good sized storage garage attached to the two semi detached barns, which have full planning permission to convert to full residential use. There are also two commercial properties in the grounds extending to approximately 5,000 sq. ft., all three are on separate deeds and could be bought via separate negotiation. Due to the size and scope of the accommodation we would highly recommend an internal inspection of this delightful property to fully appreciate all that is currently on offer, and indeed the future potential for development.

The accommodation is as follows:

GROUND FLOOR

SITTING ROOM: With inglenook fireplace. Quarry tiled floor. Exposed beams.

DINING ROOM: Leaded light window to front. Radiator. Exposed beams.

INNER HALL: Leaded light windows to rear. Radiator. Quarry tiled floor. Exposed beams. Understairs storage cupboard.

CLOAKROOM: Window to side. Wc. Wall mounted wash hand basin. Quarry tiled floor.

KITCHEN/BREAKFAST ROOM: Leaded light windows to front and rear. Radiator. Range of base units with work surfaces over. Inset 1.1/2 bowl drainer unit. Quarry tiled floor. Exposed beams.

