3 Railway Cottage, Maidstone Road Wrotham Heath,

OFFERS IN EXCESS OF: £400,000 **EPC RATING: B**

Railway Cottage, Maidstone Road, Wrotham Heath, Sevenoaks, TN15

Approximate Area = 1191 sq ft / 110.6 sq m
Limited Use Area(s) = 92 sq ft / 8.5 sq m
Total = 1283 sq ft / 119.1 sq m
For identification only - Not to scale

FIRST FLOOR

SECOND FLOOR

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
Produced for Simon Miller & Company. REF: 1511194

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The recently constructed FOUR bedroom property is of brick and block construction and has been finished to a high specification with high performance UPVC double glazed doors and windows, gas fired central heating, heat recovery ventilation, LED downlights, oak flooring to the entrance hall and sitting/dining room, floor tiling to the kitchen, bathroom and shower rooms, private garden to rear, a larger communal garden beyond.
The home is situated down a private driveway shared with only three other properties, enhancing its exclusivity and privacy. With approximately 1,800 sq. ft. of versatile living space, this property has been meticulously maintained meaning it is ready to move into immediately.
Known for its excellent connectivity, Wrotham Heath provides quick access to the M20 motorway, making commuting a breeze, along with a variety of local pubs, takeaways, and transport links, including nearby bus routes and train stations. Please contact the office to arrange a viewing.

Freehold
EPC: B
Council Tax: E
Full Fibre Broadband

- **A FOUR BEDROOM RECENTLY CONSTRUCTED HOME**
- **APPROXIMATELY 1180 SQ FT LIVING ACCOMMODATION**
- **SECLUDED PRIVATE DRIVEWAY SETTING**
- **EN-SUITE TO MASTER BEDROOM**
- **HIGHLY SOUGHT-AFTER WROTHAM HEATH AREA**
- **TWO ALLOCATED PARKING SPACES**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

TH3021280826

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE| 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK