



Greenhill Road, Otford, Sevenoaks





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An attractive detached family home located on one of Otford's most popular private roads.



Tenure: Freehold

Local authority: Sevenoaks District Council

Council tax band: G





The Property

Set on a private road and ideally placed for the village centre and railway station in Otford, this well presented and set out family home provides an excellent balance between living and entertaining space with a large garden in an Area of Outstanding Natural Beauty (AONB). The station at Otford (with trains to London Bridge, Blackfriars, London Victoria and Charing Cross) is close at hand providing easy access into London with train times to London Bridge running from 29 minutes.

The house is approached by a block paved driveway (providing ample off road parking) and a large double garage with a carpeted games room/office above it. A stepped pathway makes its way through the front garden to the elevated house which provides views towards the south and over the houses on Greenhill Road and beyond that Otford. A front hallway provides access to a living room with french doors to both the front garden but also out onto the rear patio. A large, open plan, modern kitchen then sits in the heart of the house with a large south-facing bay window providing excellent light into the room. The parquet flooring extends into a snug/family area which opens out on to the west-facing patio, perfect for outdoor dining and entertaining. The kitchen is focused around a central island with induction hob whilst the L-shaped kitchen then provides french doors out onto the rear patio and views over the garden. A cloakroom and utility room then complete the ensemble together with further access to the west-facing terrace. On the other side of the hallway a tri-aspect living room with herringbone flooring and a fireplace also has large french doors on the south side overlooking the garden and also out onto the rear garden patio.





First Floor

The staircase then leads up to the first floor which holds three family bedrooms with an accompanying bathroom (with shower) together with a laundry room (with space for washing machine and tumble dryer) and a bedroom suite with dressing area and south-facing views. On the top floor an additional bedroom with en suite and access to loft storage provides far-reaching south-facing views.

Outside

Outside the house benefits from a wrap around terrace with a well sized west-facing dining area (with access directly into the house) together with a rear garden mainly set to grass (with wild flowers) and a variety of shrubs and trees together with a small greenhouse. At the top of the garden sit a number of spots with far-reaching south-facing views.

Location

The property is an easy walk to Otford Station which runs trains to London Bridge (30 minutes), Charing Cross (40 minutes), London Victoria (40 minutes), and Blackfriars. Otford High Street is close at hand with a range of shops, pubs, and restaurants. The house is also well-placed for local schools, including St. Michael's and Russell House prep schools (a short walk to Russell House prep). Sevenoaks station, with its mainline links to London Bridge, London Waterloo East, London Charing Cross, and London Cannon Street, is 4 miles away, and the High Street is also easily accessible with a comprehensive range of amenities, shops, and restaurants. There are numerous leisure facilities in the local vicinity, including golf at Shoreham, Wildernesse, and Knole, Sevenoaks Leisure Centre, and cricket at Otford, Holmesdale, and The Vine. Sevenoaks has a wide array of excellent state and private schools, including Sevenoaks School, The New Beacon, Granville, Sevenoaks Prep, and Walthamstow Hall, while Tonbridge, Judd, and Skinners are also close at hand. The local area provides many excellent paths for walking dogs including easy access onto the North Downs.







Approximate Gross Internal Floor Area = 233.7 sq.m / 2,515 sq.ft

Garage = 66.6 sq.m / 716 sq.ft

Total = 300.3 sq.m / 3,231 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated June 2024.

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