

# GARGIRITA

OTFORD • SEVENOAKS • KENT



# 30 GREENHILL ROAD

OTFORD • SEVENOAKS • TN14

***A magnificent new build mansion of over 8,954 sq. ft. built to the highest specification***

Reception Hall • Drawing Room • Dining Room  
Study • Playroom • Kitchen/Breakfast/Family Room • Utility Room • Cloakroom

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Master Bedroom Suite with dressing room and ensuite bathroom • Four further bedroom suites

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Gymnasium • Cinema Room • Self-contained flat  
Double Garage • Large south facing terrace with built in outside kitchen • Summer House • Extensive level lawns

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**In all about 0.85 of an acre**

Oxford Station 0.7 miles • Oxford Village 0.9 miles  
Sevenoaks 3.9 miles • Sevenoaks High Street 3.9 miles  
Sevenoaks Station 4 miles • M20 (Junction 3) 7 miles  
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





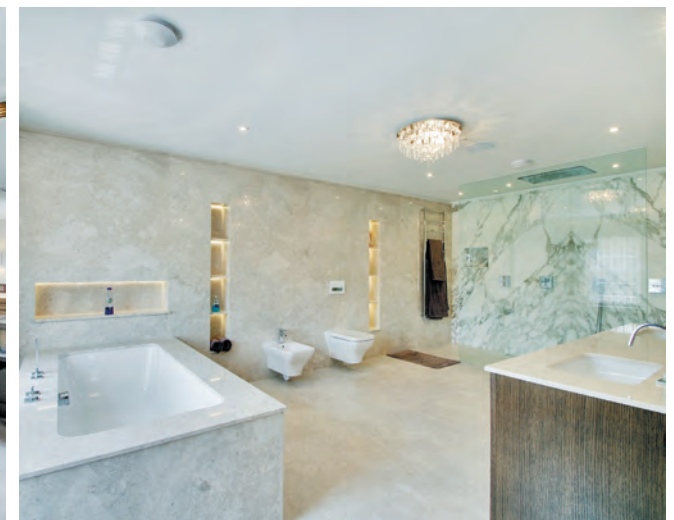


### **30 Greenhill Road**

30 Greenhill has used the developers Octagon and Royalton as its inspiration in constructing an unusually large dwelling of unrivalled quality in the Sevenoaks area. Situated at the base of Kent's North Downs it has breathtaking views. Every facet of its construction reflects quality using the very best materials and appliances throughout. A detailed specification is available from the selling agents.

### **Gardens and Grounds**

The very large patio is covered by finished York stone and has an outside kitchen with built in barbecue. The server is controlled by a phone or ipad and drives the external speakers. There is a second patio to the garden and a summer house for storage. The gardens are served by a programmable irrigation system and entered via electrically operated gates.





**Situation**

Located in a highly sought after private road, 0.7 of a mile from Otford station with mainline links to London Victoria and Cannon Street and soon to be London Bridge. Otford village, with its range of shops, pubs and restaurants is 0.9 of a mile. There are excellent schools in the local vicinity including Russell House and St. Michael's. The house is conveniently situated for the M20, Junction 3 7 miles away, providing links to the national motorway network, London Gatwick, Stansted and City airports, the Channel Tunnel and the Kent coast. The town of Sevenoaks with its large range of shops, schools and leisure facilities is 3.9 miles away and Sevenoaks station with its mainline links to London Bridge, Waterloo East and Charing Cross is 4 miles.

**Postcode**

TN14 5RS

**Services**

Mains water, electricity, gas and drainage. Central heating gas fired.

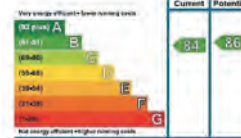
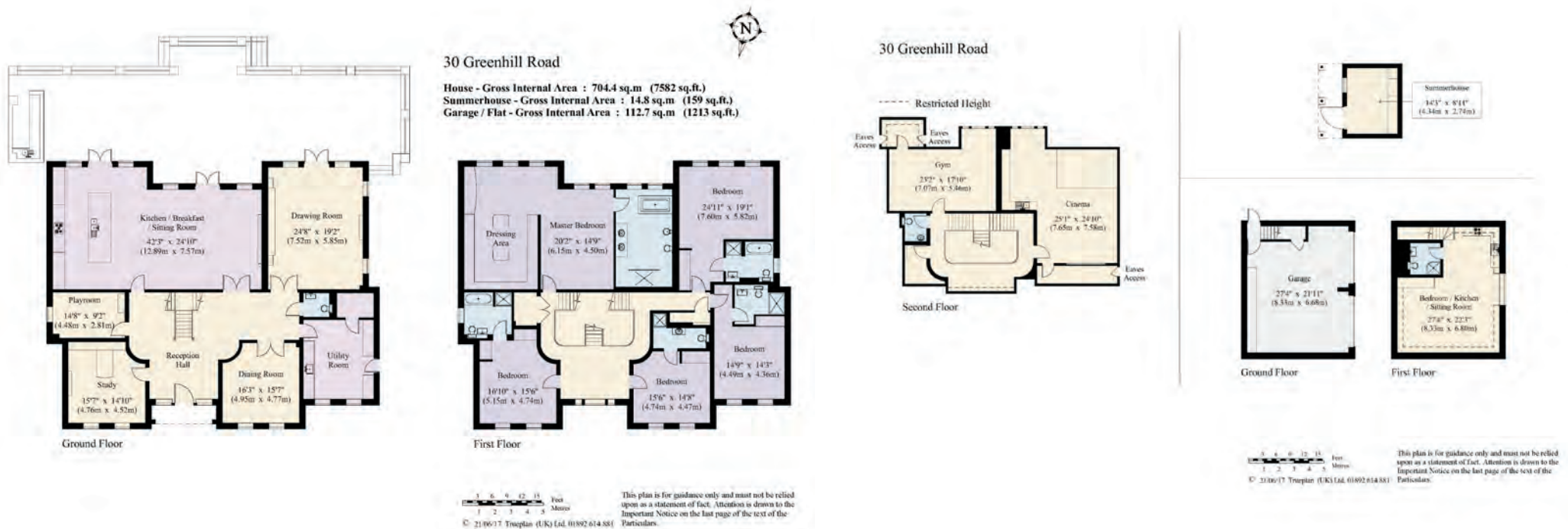
**Directions**

From central Sevenoaks, proceed along Dartford Road passing The Vine cricket ground and down St. Johns Hill to the bat and ball traffic lights. Proceed over the A25 and continue on this road for approximately 3 miles, passing Russell House Preparatory School on your left and Otford station on your right. The road will bear 90 degrees to the left and after approximately 400 yards, the entrance to Greenhill Road will be seen on your right. Proceed up Greenhill Road and number 30 will be found after approximately 300 yards on your right hand side.





**Fixtures and Fittings:** Only those mentioned in these sales particular are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.



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