

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Why Live Any Where Else?**  
**Station Road, Otford**

**Price £799,995**  
**FREEHOLD**

Situated in the peaceful and picturesque village of Otford and being welcomed to the market Chain-Free, is this enchanting and surprisingly spacious 5 Bedroom Detached Family Home. Located just a stone's throw away from Otford Mainline Train Station, and boasting an array of enviable features including; 5 Double Bedrooms, 2 En-Suites, large living accommodation throughout, an Integral Garage, and a charming private Rear Garden. All of which is complimented by the surrounding natural beauty of the North Downs. EPC Rating 66 D

**FEATURES INCLUDE:**

- 5 Bedroom Detached Family Home**
- Integral Garage and Driveway**
- 0.1 Miles to Otford Mainline Train Station**
- Picturesque 'North Downs' Scenery**
- 2 En-Suites & Bathroom**
- Spacious Living Accommodation Throughout**

REF: 10693

**01322 272 144**  
**www.Wisdom-Estates.co.uk**

**ENTRANCE HALL** 21' 8" x 6' 2" (6.6m x 1.88m) Upon stepping through the glazed feature front door and into this surprisingly spacious property you are sure to be greeted by the warmth, comfort and space which is provided throughout. Comprising of a wall-mounted radiator, stairs to the first floor landing, secure access into the Garage, and a sumptuous fitted carpet laid throughout.

**KITCHEN / DINER** 21' 1" x 9' 5" (6.43m x 2.87m) The impressively proportioned Kitchen / Diner measures 21'1" x 9'5" at it's widest points, and is well-equipped to meet all of your families daily needs. Benefiting from an abundance of natural light throughout via both the double-glazed window to side and the double-glazed patio door to rear, further benefits include a range of matching wall and base units (with worktops over), plumbing for a washing machine / dishwasher, an integrated electric cooker with 4 ring electric hob (and overhead extractor fan), and a sink and drainer unit (with mixer taps). Finished off with ample space for a dining room table and chairs, further storage solutions, and easy to maintain part-tiled walls and fully-tiled flooring.

**UTILITY ROOM** 7' 5" x 6' 8" (2.26m x 2.03m) The Utility Room leads directly off of the Kitchen and provides the additional space to help keep the house organised and tidy! With a double-glazed door to side, plumbing for a washing machine (as well as a variety of other utilities), and a range of matching wall and base units (with work tops over), this room is finished off with a sink and drainer unit (with mixer taps), a wall-mounted radiator, as well as further fully-tiled flooring and part-tiled walls.

**FAMILY ROOM** 15' 1" x 14' 1" (4.6m x 4.29m) The large and accommodating Family Room offers the space and comfort in which to sit back, relax, and unwind during the evening. Two separate floor-to-ceiling double-glazed windows, alongside double-glazed patio doors leading out to the rear garden, allow for an abundance of natural light throughout, whilst two separate wall-mounted radiators, a luxurious fitted carpet, and a natural stone open feature fireplace provide the warming finishing touches.

**BEDROOM 5 / RECEPTION ROOM** 12' 7" x 9' 5" (3.84m x 2.87m) Bedroom 5 is located downstairs, and demonstrates the versatility that this property offers! Boasting a double-glazed window to front, a wall-mounted radiator, and durable wood-laminate flooring, this room could be utilised as a second Dining Room, a Study, a Children's Play Room, a Storage Room, or even as an Additional Living Room.

**STUDY** 8' 4" x 6' 7" (2.54m x 2.01m) Currently being utilised as a Study and featuring a double-glazed window to side, a wall-mounted radiator, and a fitted carpet, this room again offers multiple versatile uses, and can be adjusted to suit your requirements.

**DOWNSTAIRS CLOAKROOM** 7' 5" x 3' 1" (2.26m x 0.94m) This handy Downstairs Cloakroom encompasses a low-level W/C, a hand-wash basin, a radiator, and easy to upkeep part-tiled walls and fully-tiled flooring.

**FIRST FLOOR LANDING** The First Floor Landing continues the theme of space and comfort found throughout this property and boasts a double-glazed window to front, a radiator, an airing cupboard, fitted carpet, and loft-hatch access.

**MASTER BEDROOM** 14' 3" x 14' 2" (4.34m x 4.32m) The Master Bedroom is sure to impress! Benefiting from a double-glazed window to rear (over-looking the surrounding natural beauty of the Garden and beyond), a range of built-in wardrobes, a wall-mounted radiator, as well as a luxurious fitted carpet, the Master Bedroom is both spacious and accommodating and further boasts access into it's own En-Suite!

**EN-SUITE** 8' 8" x 5' 7" (2.64m x 1.7m) The adjoining En-Suite to the Master Bedroom is fully equipped to meet your daily needs and features; a low-level W/C, a his & hers hand-wash basins, and a large walk-in shower cubicle. Finished off with a double-glazed window to side, a wall-mounted radiator, alongside easy to upkeep part-tiled walls and carpeted flooring.

**BEDROOM TWO** 15' 5" x 10' 4" (4.7m x 3.15m) The Second Bedroom is again of very generous proportions, and comprises of a double-glazed window to rear, a wall-mounted radiator, a fitted carpet, built-in storage solutions, as well as access into the second En-Suite.

**EN-SUITE TWO** 5' 2" x 5' 2" (1.57m x 1.57m) The Second En-Suite, which serves Bedroom 2, comprises of a double-glazed window to side, a low-level W/C, a wall-mounted radiator, a hand-wash basin, and a large walk-in shower cubicle, alongside both part-tiled walls and tile-effect flooring.

**BEDROOM THREE** 14' 1" x 8' 5" (4.29m x 2.57m) The Third Bedroom encompasses a double-glazed window to front, a wall-mounted radiator, alongside a fitted carpet.

**BEDROOM FOUR** 11' 6" x 9' 5" (3.51m x 2.87m) The Fourth Bedroom comprises a double-glazed window to front, a wall-mounted radiator, and a sumptuous fitted carpet laid throughout.

**FAMILY BATHROOM** 9' 5" x 8' 1" (2.87m x 2.46m) The Family Bathroom encompasses a deluxe three-piece suite to include; a low-level W/C, a pedestal hand-wash basin, and a delightful feature inset bath. A double-glazed window to side, a wall-mounted radiator, a fitted carpet, and part-tiled walls add the finishing touches.

**GARDEN** The peaceful and lovingly maintained Garden is a real feature of this property, and is sure to provide hours of family fun and cherished memories. Alongside a large patio area, which naturally leads you out from both the Dining and Living Room, the majority of the sizeable Garden is mainly laid to lawn, and is bordered by a variety of mature shrubs, flowerbeds, and bushes, all of which are perfectly complimented by the surrounding natural beauty and picturesque local scenery, including the delightful fields to the rear, where the sheep graze and local wildlife converges. Further featuring a charming pond, gated side access, and a garden shed.

**INTEGRAL GARAGE** 18' 4" x 8' 4" (5.59m x 2.54m) The large Integral Garage is the ideal accompaniment to this exquisite property. Boasting an electric 'up and over' garage door, as well as power and light, and a durable concrete floor, this space is ideal for secure off street parking and storage.

**DRIVEWAY** Ample off street parking for 3 / 4 cars is provided via the Driveway, which also provides gated side-access into the Rear Garden, alongside vehicular access into the Integral Garage, all of which is bordered by a variety of bushes and mature shrubs.

#### **Important Note**

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

#### **Measurements**

Please note that all measurements are approximate.

