



JONATHAN HALL

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Beechy Lees Road, Otford, Sevenoaks, Kent, TN14 5QJ

Price: £1,650,000

jonathanhall.exp.uk.com

Accommodation



Ground floor: entrance hall, cloakroom with WC and washbasin; sitting room with bay window and feature fireplace with wood burner; utility room with sink and spaces for washing machine and drier; a stunning, spacious, light and airy open-plan kitchen/dining/family room with herringbone wooden flooring, a bespoke luxury handmade fitted kitchen comprising wall and base cupboards, drawers, quartz worktops, matching island with breakfast bar, sink with boiling water tap, induction hob, built-in double oven, integrated fridge/freezer, wine cooler, staircase to first floor and two large bifold doors leading out to a delightful westerly-facing rear garden; playroom/study and study/sixth bedroom with bay window and en-suite shower room.



First floor: landing, principal bedroom with a spacious dressing room and ensuite shower room; two large double bedrooms one with a vaulted ceiling and both accessing a Jack and Jill en-suite shower room; bedroom four with fitted wardrobes and bedroom five with a vaulted ceiling, fitted wardrobes and a mezzanine level with access to the loft; family bathroom with a bath and separate shower, and laundry room with Worcester Bosch boiler, hot-water cylinder drying area and laundry chute to the utility room below.

Outside

To the front is a garden with a large block-paved driveway providing substantial parking, beds stocked with shrubs, mature hedging to the boundaries and a side gate leading to an approximately 150ft delightful westerly facing rear garden with a large paved patio, ideal for outdoor entertaining and al-fresco dining, large lawn, beds stocked with flowering plants, shrubs and trees, children's play area, cricket net, and a large shed at the rear.

A stunning and deceptively spacious detached house, approaching 3000 Sq Ft, which has been beautifully refurbished and extended with an approximately 150ft delightful westerly facing rear garden, located in a popular road near St Michaels Prep School and local shops. The heart of the highly sought-after village of Otford, accessible via footpaths, with its good range of local amenities, is approximately one mile away. Otford railway station, with services to London Bridge (from 29 minutes), Charing Cross and Victoria, is approximately 0.7 miles away, accessible via footpaths. Sevenoaks town centre, with its comprehensive range of shopping, leisure and state and private schools, and railway station with services to London Bridge from 23 minutes, is within 4 miles.

Agents Note

The property is freehold and in council tax band G and it benefits from gas central heating with underfloor heating to the ground floor, double glazing and bespoke window shutters.

Summary

- Stunning Detached House
- Deceptively Spacious & Superbly Presented
- Approaching 3000 Sq Ft
- Popular Road in Sought-After Village
- Stunning Kitchen/Dining/Family Room
- Sitting Room, Playroom, Study/Bedroom Six
- Five Bedrooms, Four Bath/Shower Rooms
- Large Driveway
- Delightful Westerly Facing Rear Garden
- Otford Station to London From 29 Mins





Location

The picturesque and historic village of Otford has a good range of local amenities including a variety of shops, three churches, two pubs, a restaurant, a tea room, a large recreation ground with a Cricket pitch, football pitch and a large playground, allotments, a popular primary school, doctors surgery and two excellent prep schools, railway station with services to London Bridge (from 29 minutes), Charing Cross (from 40 minutes) and Victoria (from 41 minutes).

There are many footpaths through the village and the surrounding beautiful countryside, including the 153 mile North Downs Way and the 19 mile Darent Valley Path, following the River Darent from Sevenoaks to the River Thames.



The sought-after historic market town of Sevenoaks, with its comprehensive range of shopping and leisure facilities, excellent state and private schools, including two grammar schools and the renowned Sevenoaks School, Knole House and Deer Park, and mainline station, with services to London Bridge (from 23 minutes), Charing Cross (from 32 minutes), Canon Street (from 33 minutes), and Blackfriars (from 39 minutes), is just over 4 miles away.

Bluwater Shopping Centre is approximately 13 miles away.

The M25 and the A21 can both be accessed within 6 miles.



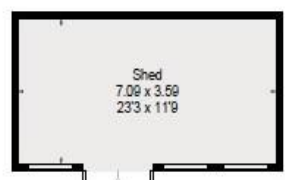
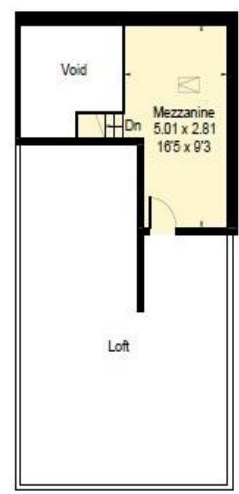
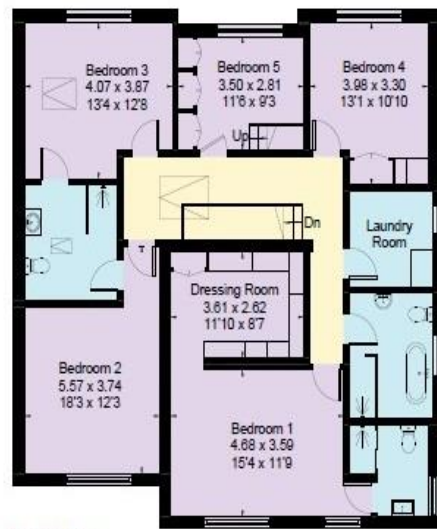
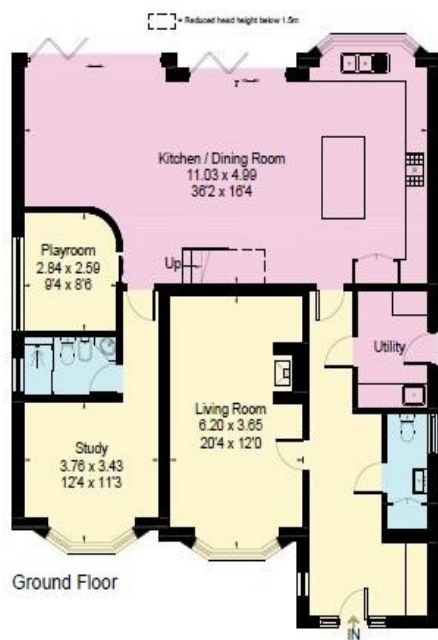
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Approximate Floor Area = 277.5 sq m / 2986 sq ft (Excluding Void / Loft)
 Shed = 25.5 sq m / 275 sq ft
 Total = 303 sq m / 3261 sq ft



(Not Shown In Actual Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

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If you need get in touch, please contact me on
 07429 483 423 or email jonathan.hall@exp.uk.com