



HIGH STREET

Otford, TN14





A unique semi-detached 3/4 bedroom period cottage in Otford offering scope for improvement with a beautifully landscaped garden and peaceful riverside setting.



Local Authority: Sevenoaks District Council
Council Tax band: F

Tenure: Freehold



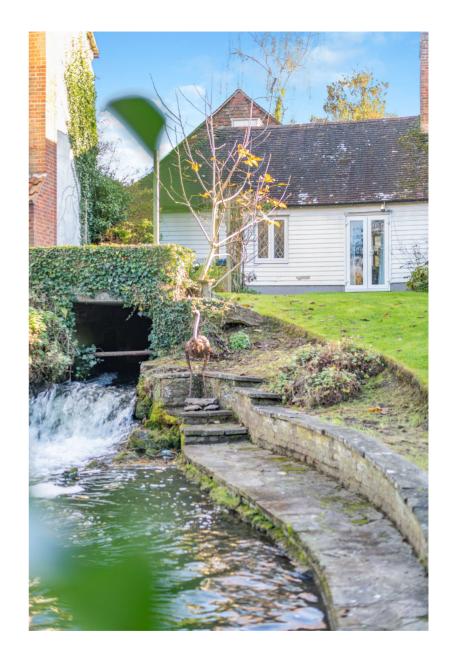
Believed to date back to the 18th century, the property retains much of its historic charm and is set within beautifully landscaped gardens, with the River Darenth meandering through the rear.

Enter via the charming conservatory leading to a hallway with a ground-floor shower room & WC. There is a spacious kitchen/dining room and cosy sitting room opening directly onto the garden. A ground floor bedroom provides flexibility as a guest room, home office, or playroom. Upstairs, there are three further bedrooms.

The rear garden is a true delight. The lawn is flanked by mature trees and shrubs. A gently cascading weir enhances the peaceful setting, making this garden a real highlight. There is parking for 3 cars







Approximate Gross Internal Area = 115 sq m / 1234 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



## We would be delighted to tell you more.

Ed Torry

T: +44 1732 744478

E: edward.torry@knightfrank.com

Knight Frank 113-117 High Street Sevenoaks TN13 IUP

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information. Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information the third party, we will use reasonable nedeavours to update this as soon as practical. 3. Photos, Videos etc. The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated June 2025. Photographs and videos dated April 2025. All information is correct at the time of going to print. Knight Frank LLP, Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London WIU 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.