



GREENHILL ROAD, OTFORD



THE RED HOUSE, GREENHILL ROAD, OTFORD

A substantial four-bedroom family home set within an acre plot, enjoying far-reaching views on a highly sought-after private road, just 0.6 miles from Otford station.



Local Authority: Sevenoaks District Council

Council Tax band: G

Tenure: Freehold



GROUND FLOOR

A door leads through to the drawing room, an impressive triple-aspect space enjoying excellent natural light and featuring a characterful fireplace with wood-burning stove and exposed brick surround. The dining room is a generous, dual-aspect room with double doors opening directly onto the garden and a further fireplace with stove, creating an ideal setting for entertaining. The kitchen is fitted with bespoke Stonehams cabinetry and sleek quartz work surfaces, offering extensive storage including a pantry cupboard, a double porcelain sink and a central island with breakfast bar. Integrated appliances include a wine fridge, microwave and dishwasher, with space provided for a range-style cooker. Tiled flooring flows into the breakfast room with the whole area benefitting from underfloor heating. This room has double doors to the rear garden and connects through to the family room, which enjoys views over the front. A separate utility room gives access to a boarded loft with power, providing







FIRST FLOOR & GARDENS

On the first floor, the landing leads to four well-proportioned bedrooms and the family bathroom. The principal bedroom is positioned to the rear and benefits from an en-suite shower room. Bedroom two enjoys a dual-aspect, while bedrooms three and four overlook the front garden. The family bathroom is fitted with a contemporary suite, including a panelled bath and a separate shower cubicle.

Externally, the grounds are a significant feature of the property, extending to approximately an acre and offering exceptional space and privacy. A broad terrace spans the rear of the house, creating an ideal area for outdoor dining and entertaining. From here, steps lead up to the main level lawn, which is complemented by well-stocked flower beds, mature shrubs and a variety of established trees. A charming summer house on the edge of the main lawn would be perfect for use as a home office or additional relaxation space. The upper section of the garden has been set out as a wild flower meadow with a variety of trees and enjoys far-reaching views over the surrounding countryside.





House - Gross Internal Area: 208.0 sq.m (2238 sq.ft)
 Summerhouse - Gross Internal Area: 7.0 sq.m (78 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)



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