



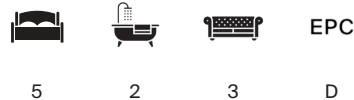
MULBERRY HOUSE

The Butts, Otford, Sevenoaks TN14 5PR



A BEAUTIFULLY PRESENTED FIVE BEDROOM SEMI-DETACHED HOUSE

Located on a peaceful, sought-after road in the charming village of Otford, just 0.7 miles from Otford station. This delightful home includes a well landscaped garden, garage and convenient off-street parking for four cars.



Local Authority: Sevenoaks District Council

Council Tax band: F

Tenure: Freehold



GROUND FLOOR ACCOMMODATION

Step inside the welcoming reception hall, which provides access to all the main living areas. To the left, the inviting sitting room features a charming fireplace and bifold doors that open into the dining room. The dining area overlooks the beautifully landscaped garden and offers patio doors that lead directly outside.

The space seamlessly flows into the family room and is connected by an archway to the kitchen/breakfast room. The kitchen is thoughtfully designed with a comprehensive range of white cabinetry, quartz worktops, integrated appliances, and ample space for breakfast table. Adjacent to the kitchen, a handy utility area and cloakroom complete the ground floor.







FIRST FLOOR ACCOMMODATION

Upstairs, the principal bedroom boasts an extensive run of fitted wardrobes and a private balcony overlooking the garden. Two further bedrooms, both with fitted wardrobes, share a stylish, contemporary family bathroom featuring a bath and a walk-in shower. On the next level, two additional bedrooms, each with fitted wardrobes, share a well-appointed shower room with a walk-in shower.

The charming village of Otford has the Pilgrims' Way passing through providing wonderful walking opportunities. Otford has a thriving community and a number of local services and shops, village hall, tennis courts and a 12-acre recreation field used for football and cricket. Golf is available at Shoreham, Wildernesse and Knole.

The property is an easy walk to Otford Station which has trains to London Charing Cross, Victoria and London Bridge from 30 minutes. The M25 is accessible at junction 5 (about 5 miles), providing access to the motorway network.

Otford has its own primary school, nursery and two preparatory schools: Russell House and St Michaels. The Sevenoaks area has many well-regarded schools including the renowned Sevenoaks School and the grammar annexes. Further well-regarded grammar schools are in nearby Tonbridge and Tunbridge Wells.



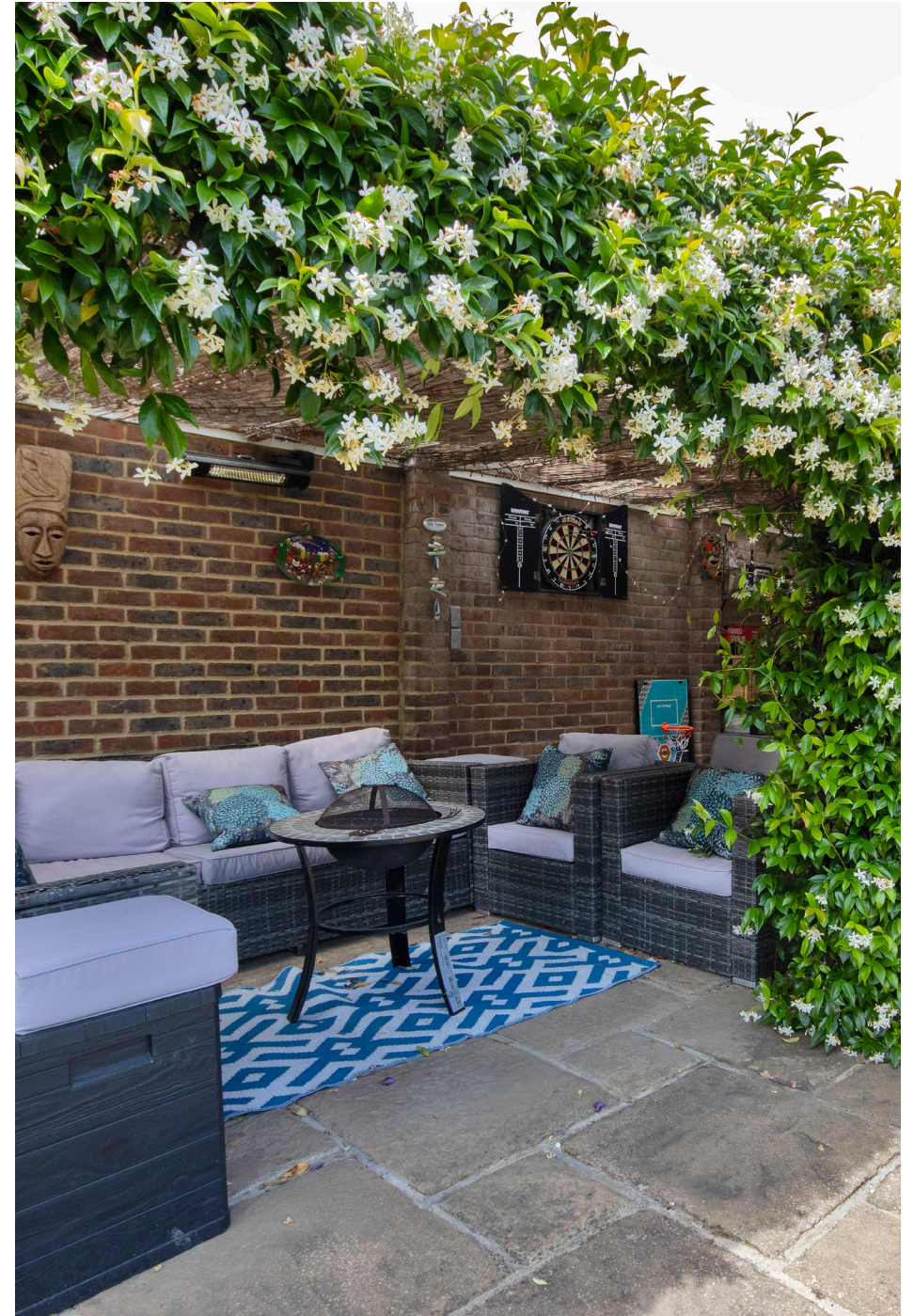




GARDEN

Outside, the south-facing gardens are a true highlight. A spacious terrace provides the perfect setting for al fresco dining, complemented by a seating area sheltered by a pergola adorned with fragrant jasmine. Beautifully planted borders and mature shrubs frame the lawn.

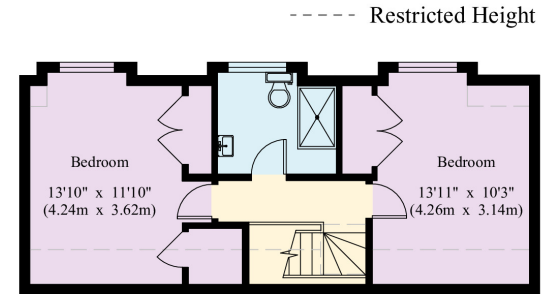
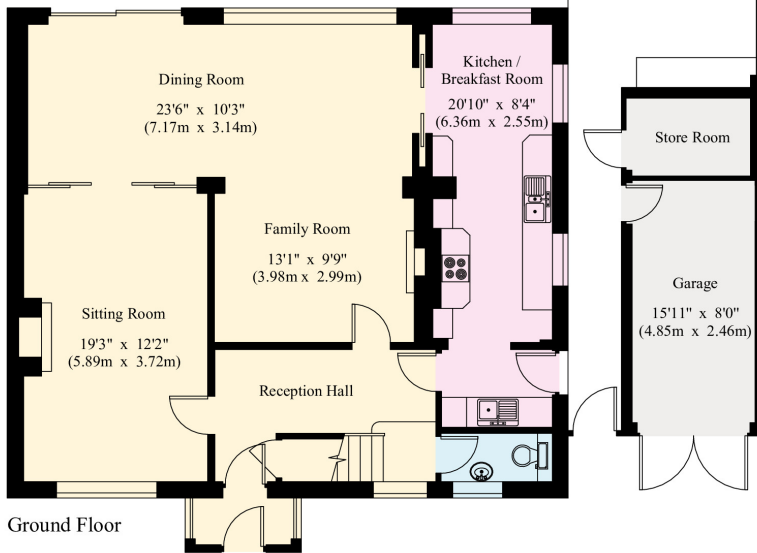
The Block paved driveway to the front and garage provide ample parking and storage.



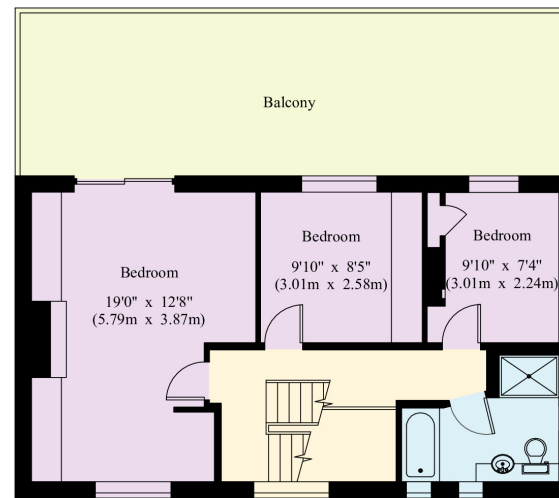


Mulberry House

House - Gross Internal Area : 202.3 sq.m (2177 sq.ft.)
 Garage - Gross Internal Area : 16.5 sq.m (177 sq.ft.)



Second Floor



First Floor

----- Restricted Height



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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Approximate Gross Internal Area = 202.3sq m / 2177 sq ft
 Garage approximate Gross Internal Area = 165 sq.m / 177 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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