



CAVENDISH

LETTINGS, SALES & PROPERTY MANAGEMENT



**Greenhill Road,
Oxford.**



Set along the prestigious and highly sought-after Greenhill Road, this charming detached property occupies a plot of 0.46 acre on the outskirts of Otford village and offers an exciting opportunity for buyers looking to extend, modernise and create a substantial family home, subject to the necessary planning permissions.

The property provides versatile accommodation with well-proportioned rooms and attractive views over the mature gardens. While requiring updating, the property offers enormous potential for improvement and reconfiguration, making it ideal for those seeking to tailor a home to their own specification.

Externally, the property benefits from a generous frontage with driveway parking, garage and established gardens. The sizeable plot offers excellent scope for extension, whether to enlarge the existing footprint, create additional living accommodation or undertake a complete refurbishment project.

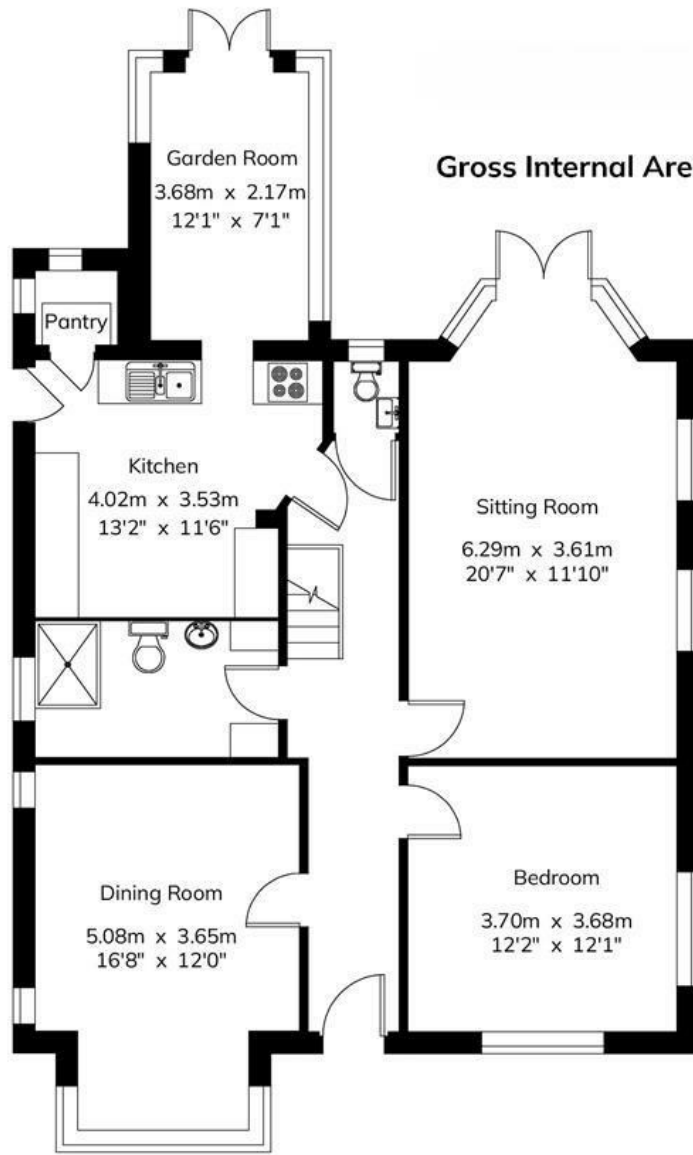
Greenhill Road is regarded as one of the area's most desirable private roads, conveniently positioned for the amenities of Otford village, mainline station and excellent local schooling, whilst also enjoying easy access to surrounding countryside and major road links.

A rare opportunity to acquire a property with exceptional potential in one of the village's premier locations.



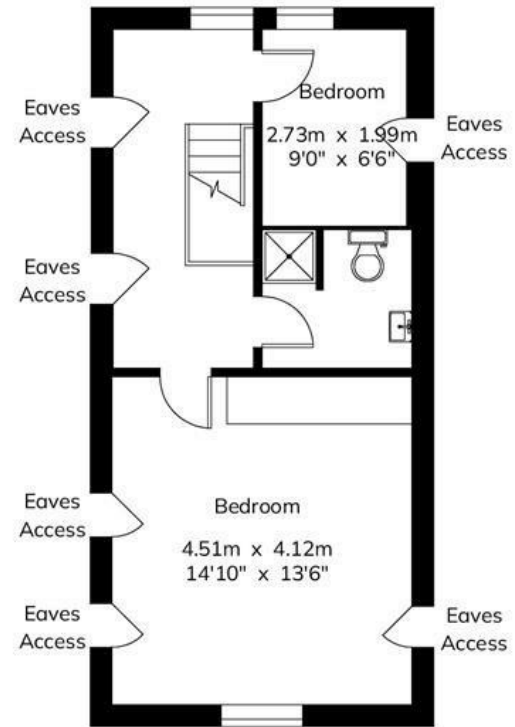
- Prestigious private road
- Highly sought after location
- 0.6 mile to Otford Train station
- 3.8 mile to Sevenoaks Train station
- Large gardens
- No onward chain
- Scope for extension and improvement
- Good access for private and public school bus routes





Ground Floor

Gross Internal Area : 134.8 sq.m (1450 sq.ft.)



First Floor



For Identification Purposes Only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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