



A unique and superbly presented detached four bedroom family home situated in a highly desirable & peaceful cul de sac with wonderful surroundings in the historic village of Otford, Sevenoaks. An immensely popular area to reside for its quality of village life and mainline station (1.2 miles), this family home would be more than suitable for the London commuter with family responsibilities and a desire for country life at home. Otford Primary School (1 mile) continues to be rated "good" whilst Russell House School (1.2 miles) and St Michael's Preparatory School (1.9 miles) provide local preparatory education. Otford immediately benefits from venues to dine and socialise, local shops, beautiful walks and is near Sevenoaks Town which offers a high street centre with an array of amenities.

The property comprises a driveway for several cars as you approach, a welcoming entrance hall with access to all of the ground floor that comprises living room with central log burner feature, family room, spacious kitchen diner and cloakroom. The first floor offers a spacious landing providing access to the generous four bedrooms and family bathroom. The private rear garden provides a lawn as laid and interspersing plants and shrubbery, a two part garden lodge offering an office and storage unit and an attractive winter cabin with circular seating surrounding a central firepit. Viewing this wonderful home comes highly recommended by the sole selling agent to truly appreciate its offerings and the beautiful area it resides in.

20 Orchard Road

Otford, Sevenoaks, TN14 5LG Freehold



Offers In Excess Of £825,000

GROUND FLOOR

Entrance hall

External porch entry segues to the entrance hall which comprises parquet flooring as laid, radiator, staircase to first floor.

Cloakroom

Tiled floor as laid, wc, radiator, wash hand basin with mixer tap with under cupboard.

Sitting room

Parquet flooring as laid, two radiators, dual aspect double glazing to front and rear, central real log burner fireplace.

Kitchen diner

Tiled floor as laid, part tiled walls, double glazed windows and french door to rear aspect, vertical panel radiator, real wood worktops with a range of integrated cupboards and drawers, wine rack, two part butler sink with mixer tap, seven burner gas stove & oven with overhead extractor unit, space for american style fridge freezer, space for dishwasher.

Family room

Laminate flooring as laid, vertical panel radiator, external UPVC door to side aspect, double glazing to front aspect, skylight velux window to front aspect, utility & storage cupboard with space for washing machine and dryer.

FIRST FLOOR

Landing

Carpet as laid, double glazing to front aspect, loft access, storage cupboard and airing cupboard.

Master bedroom

Carpet as laid, radiator, double glazing to rear aspect.

Bedroom two

Carpet as laid, double glazing to rear aspect, radiator.

Bedroom three

Carpet as laid, double glazing to rear aspect, radiator, air conditioning unit outlet in wall.

Bedroom four

Carpet as laid, double glazing to front aspect, radiator.

Family bathroom

Tiled floor as laid, towel radiator, opaque double glazing to rear aspect, shower with glass screen, wc, wash hand basin with under cupboard, paneled bath with shower attached.

EXTERNALLY

Rear garden

The rear garden benefits from a patio which runs alongside the side and rear of the property, spacious dining patio separate, a beautiful lawn as laid, timber built foundation in the ground that can hold a large paddling pool/swimming pool and has external electric sockets, a most attractive wild flower corner feature, two part garden lodge located in the corner which comprises a storage area and partitioned office/study with power, and a winter cabin with central fire pit and seating surround.

Front

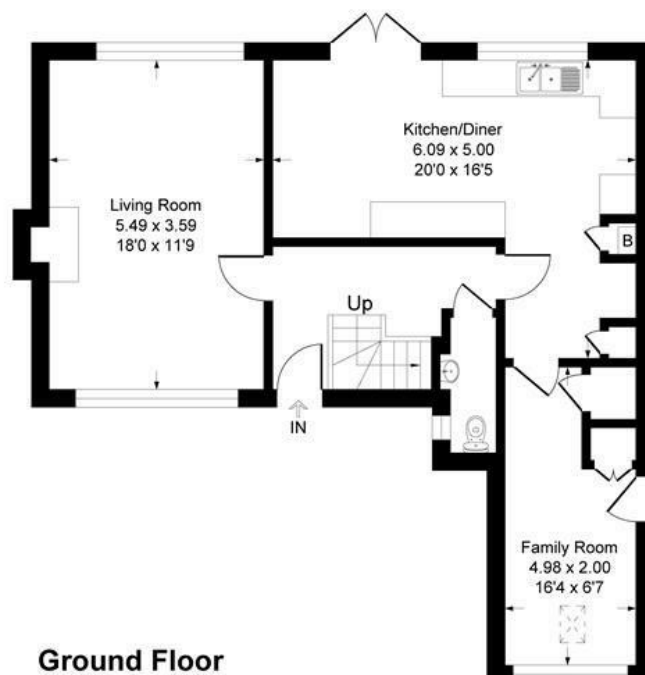
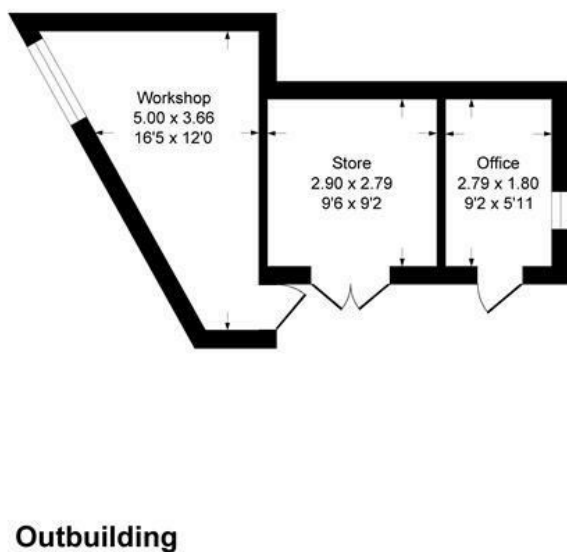
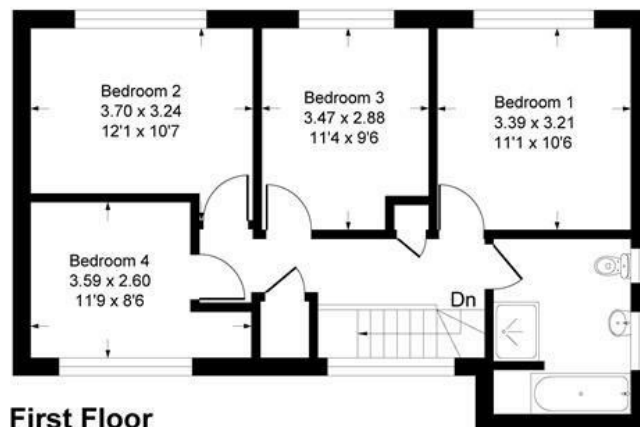
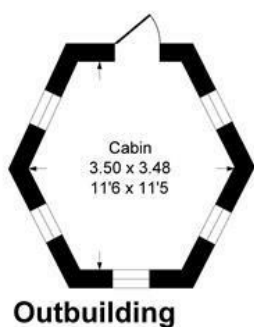
The front of the house comprises a driveway with space for 3/4 cars and a lawn as laid. The entrance to house begins with an external porch before you enter into the house.





Orchard Road, TN14

Approximate Gross Internal Area = 155.8 sq m / 1677 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.
Produced By Planpix

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