



A charming three bedroom end terrace character cottage providing deceptively spacious amounts of accommodation set within the highly desirable and picturesque village of Otford. Shinecroft Cottages form an exclusive enclave of character homes that are set within easy reach of all village amenities including an array of boutique stores, country pub / restaurants, tea rooms, the highly regarded Otford Primary School and famous duckpond roundabout. Additional benefits include Otford mainline rail station with its excellent links to both London Blackfriars / Victoria and London Bridge / Charing Cross.

Extremely well presented and kept by the present owners, the cottage boasts a wealth of character features, including beamed ceilings, fireplaces, exposed wooden floorboards, lever latch doors and more. Boasting a flexible arrangement of accommodation, the interior is currently set out with a double sitting room, a separate dining room which is open plan to the fitted kitchen, utility room with ground floor WC and large master bedroom with feature vaulted ceiling. To the first floor there are two bedrooms and the family bathroom, while a bonus loft room is accessible via the fixed staircase from bedroom two. Additional benefits include the delightful sunny rear garden with its workshop, detached multi-purpose outbuilding and dedicated parking for two cars side by side. Your internal viewing comes highly recommended in order to fully appreciate all this comprehensive cottage has to offer as well as its superb location.

1 Shinecroft

Rye Lane, Otford, Kent, TN14 5NA Freehold

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Guide Price £550,000

DOUBLE SITTING ROOM

Spacious double reception room boasting a wealth of character features. The dual aspect space has double glazed windows both front and rear, two double radiators, exposed feature ceiling and wall timbers, fitted carpet and centrepiece chimney breast with openings to each part of the reception room (one currently as ornamental and one used as an open fireplace). Stairs to first floor landing with useful understairs storage cupboard. Door to rear providing access to the rear lobby. Television aerial lead.

DINING ROOM

Double glazed window to side, radiator, feature beamed ceiling, continuation of exposed wood flooring, open plan access to / from the kitchen, feature tongue and groove panelling to dado height and door to / from the double sitting room.

KITCHEN

Modern kitchen with double glazed window to side, accompanying double glazed stable style door to side and front courtyard. Exposed wooden floorboards, tongue and groove wood panelling to dado height, feature beamed ceiling. Extensive series of matching wall and base units with further wall mounted display units. Inset 1½ bowl stainless steel sink unit and drainer, space for range style cooker, plumbing for dishwasher and under counter fridge unit. Open plan access to / from the dining room as well as lever latch door providing access to utility room. Access hatch to usefully spacious loft storage void.

UTILITY ROOM

Quarry tiled floor, power and light connected, space and plumbing for further utilities and lever latch door to ground floor wc / shower room.

GROUND FLOOR WC / SHOWER ROOM

Opaque double glazed window to rear, heated towel rail, localised wall tiling and white suite comprising full size step in shower cubicle, low flush wc and pedestal wash basin.

REAR LOBBY

Double glazed stable style door to side and exterior. Lever latch door leading to bedroom one, radiator.

BEDROOM ONE

Spacious double bedroom to the ground floor is dual aspect with double glazed windows to rear and side, double radiator, feature vaulted ceiling with exposed beams, fitted carpet and television aerial lead.

FIRST FLOOR LANDING

Part galleried, radiator, access hatch to loft, fitted carpet, doors to overstairs storage cupboard housing wall mounted boiler. Doors off.

BEDROOM TWO

Double bedroom with double radiator and double glazed window to rear with garden aspect, picture rail, fitted carpet, open fireplace with attractive miniature brick surround and tiled hearth. Fixed staircase to loft room.

BEDROOM THREE

Double glazed window to front, fitted carpet and open fireplace with miniature brick surround as focal point for the room. Television aerial lead.

BATHROOM

Double glazed window to front, heated towel rail, wood effect vinyl flooring, localised wall tiling and modern white suite comprising tongue and groove wood panelled bath with telephone style shower attachment and screen, low level wc and pedestal wash basin.

LOFT ROOM

Velux roof window to front elevation, fitted carpet, exposed timbers and lever latch half doors to built in storage cupboards. This is not deemed a habitable room and does not have planning permission. Power and light connected.

PARKING

There is parking for two cars (side-by-side) located in front of the row of cottages.

GARDENS

There are delightful gardens to both the front and rear of the property. To the front the gardens are mainly laid to lawn with footpath, hedged perimeter border and raised, planted flower bed. There is also a useful storage outbuilding to the front with power and lighting. To the rear there is a beautiful lawned garden with raised, decked terrace providing an ideal space for seating and entertaining. To the foot of the garden there is a greenhouse (with power) and a large workshop with power and lighting connected. Side pedestrian access gate.

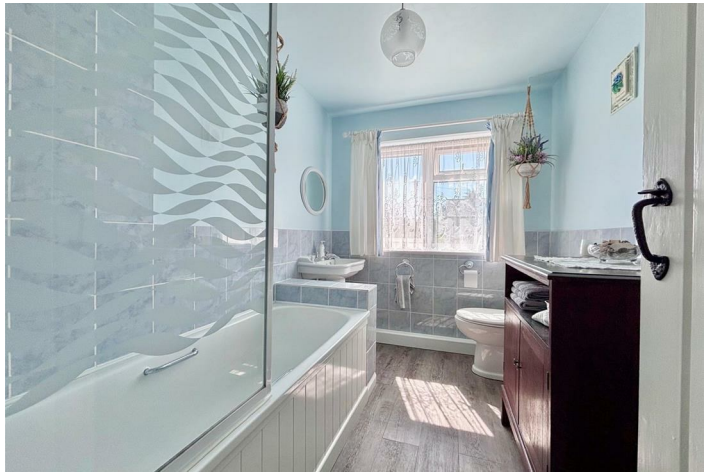
ADDITIONAL INFORMATION

Property is Freehold
Council Tax Band E

AGENTS DISCLAIMER

Under Section 21 of the Estate Agents Act 1979, notice is hereby given that the vendors of this property are relatives of a senior member of staff at Kings Sevenoaks Ltd (The Listing Estate Agents).



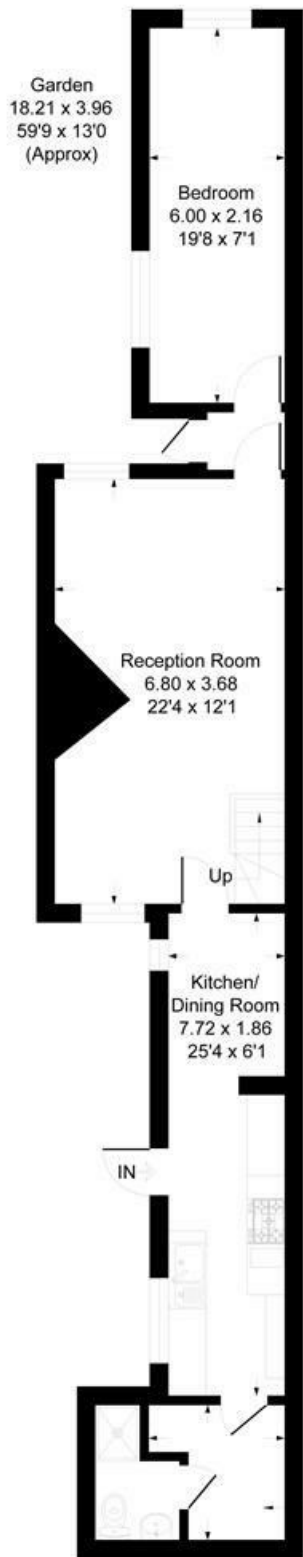


Shinecroft, Otford, Otford, Sevenoaks, Kent, TN14

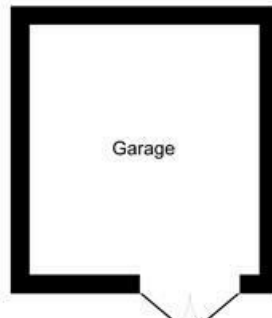
Approximate Gross Internal Area
103.8 sq m / 1118 sq ft

Outbuilding = 3.5 sq m / 38 sq ft

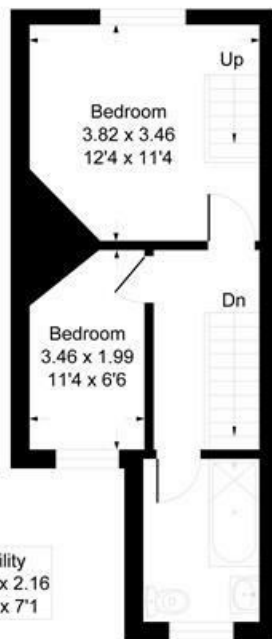
Total = 107.3 sq m / 1156 sq ft



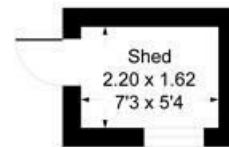
Ground Floor



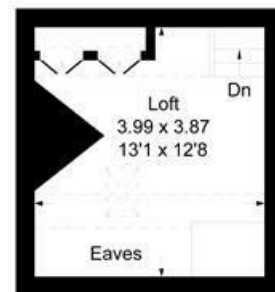
Garage



First Floor



Outbuilding



Second Floor



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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