



A most attractive detached family home providing spacious family accommodation (2365 sq.ft) situated at the foot of the North Downs, in one of the most desirable of residential roads within the picturesque village of Otford. The village itself benefits from a high street of boutique shops interspersed with tea rooms and well regarded pub / restaurants, as well as excellent schools including Otford Primary School (1 mile) , Russell House and St Michael's Schools. Otford mainline rail station (0.7 miles) now provides easy links to London, serving both the Victoria line as well as the Charing Cross line. A wider array of all shopping , social and leisure facilities can be found in the neighbouring town of Sevenoaks, including beautiful Knole Park.

The well planned and generously proportioned accommodation boasts a flexible arrangement across two floors currently comprising a spacious and welcoming entrance hall, dual aspect sitting room, dining room with feature fireplace, family room / bedroom four, garden room / conservatory, substantial kitchen / breakfast room with utility room off and a ground floor bathroom. T the first floor the master bedroom with its dress room and ensuite shower room is accompanied by two further double bedrooms and the family bathroom. Externally, the property benefits from an integral garage with extensive driveway parking as well as a substantial rear garden. Your internal viewing comes highly recommended in order to fully appreciate all this comprehensive family home has to offer.

18 Beechy Lees Road

Otford, Kent, TN14 5QJ Freehold

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Guide Price £1,100,000

ENTRANCE HALL

Statement entrance hallway is both spacious and welcoming with part glazed front entrance door, double radiator, high coved ceiling with inset downlighting, dado rail, wood flooring, staircase to first floor landing with useful understairs storage cupboard and doors to all rooms.

SITTING ROOM

Accessed via glazed double doors from the entrance hall the main reception room is dual aspect with double glazed leaded light windows to rear and side. Full height windows to rear with accompanying glazed double doors providing access to the garden room / conservatory. High coved ceiling with inset downlighting, double radiator, fitted carpet, TV point and feature fireplace with granite surround and hearth as the focal point for the room.

DINING ROOM

Double glazed leaded light window to front, radiator, high coved ceiling with inset downlighting, fitted carpet, ornate fireplace as the focal point for the room with shelved chimney breast recess.

FAMILY ROOM / BEDROOM FOUR

Double glazed leaded light window to front, radiator, high coved ceiling with inset downlighting, fitted carpet. This room is currently used as the home office.

GARDEN ROOM / CONSERVATORY

With double glazed panels to three sides and central double doors providing direct access to the rear garden, the garden room / conservatory spans the width of the rear with access to / from both the sitting room and breakfast room. Wood flooring, double radiator and a series of bespoke window / roof blinds.

KITCHEN / BREAKFAST ROOM

Substantial open plan kitchen and breakfast room combination is arranged as follows:

BREAKFAST ROOM: Accessed via glazed double doors from the entrance hall, double radiator, high coved ceiling with inset downlighting, wood flooring, air conditioning unit, TV point. Glazed double doors to the rear provide access to the garden room / conservatory, while the breakfast room itself shares a social open plan relationship with the kitchen.

KITCHEN: Generous kitchen has a double glazed leaded light window to rear providing a delightful aspect over the garden, high coved ceiling with inset downlighting, continuation of the wood flooring, localised wall tiling and a part glazed door leading to the utility room. The kitchen boasts an extensive series of matching wall and base units set with granite transformation worktops and matching upstands, incorporating a one and a half bowl stainless steel sink unit and drainer. Integrated appliances include under counter fridge and freezer units, dishwasher and space for the range style cooker with multiple ovens and a seven ring gas hob with overhead extractor.

UTILITY ROOM

High coved ceiling with inset downlighting, continuation of wood flooring, space and plumbing for utilities, double base storage unit with inset sink and drainer, courtesy door provides access to / from the integral garage.

GROUND FLOOR BATHROOM

Opaque double glazed window to side, high coved ceiling with inset downlighting, heated towel rail, tiled floor and predominately tiled walls to compliment. White suite comprise

shower end bathtub with screen, close coupled wc and pedestal wash basin.

FIRST FLOOR LANDING

Opaque double glazed leaded light window to side, coved ceiling with inset downlighting, dado rail, fitted carpet, doors to all rooms.

MASTER BEDROOM

Substantial dual aspect double bedroom with double glazed leaded light windows to side and rear, providing a delightful garden aspect, radiator, inset downlighting, fitted carpet, half doors to useful eaves storage space, air conditioning unit, door to ensuite shower room and door also to WALK IN WARDROBE with hanging rails and shelves storage space.

ENSUITE SHOWER ROOM

Opaque double glazed leaded light window to rear, heated towel rail, inset downlighting, tiled floor and predominately tiled walls, white suite comprising full size step in shower cubicle, close coupled wc and pedestal wash basin.

BEDROOM TWO

Spacious double bedroom has double glazed leaded light window to rear with delightful garden aspect, radiator, inset downlighting, fitted carpet and half doors to useful eaves storage space.

BEDROOM THREE

Double bedroom has double glazed leaded light window to front with delightful garden aspect, double radiator, inset downlighting, fitted carpet and half doors to useful eaves storage space and further built in double wardrobe.

FAMILY BATHROOM

Opaque double glazed leaded light window to front, heated towel rail, inset downlighting, tiled flooring and localised wall tiling, white suite comprises jacuzzi bath with handheld shower attachment, separate full size step in shower cubicle, concealed flush wc and wash basin set in vanity surround with storage cupboards, inset mirror with courtesy pelmet lighting.

GARAGE & PARKING

Generous brick paved private driveway to front provides secure parking for multiple cars leading to the integral single garage with its electrically operated up and over door to front, power and light connected, courtesy door to / from utility room.

GARDEN

The delightful rear garden is beautifully maintained and a genuine feature of the property. With side access from the front, the garden has an extensive paved patio terrace which is ideal for sitting out and entertaining, and this leads to the lawned garden with its well established flower and shrub borders providing colour and definition. Set within a neatly fenced perimeter, a number of mature trees provide a high degree of privacy, while there is also a feature covered seating area half way down the garden and a number of fruit bearing trees on the foot of the garden.

ADDITIONAL INFORMATION

Property is Freehold
Council Tax Band G



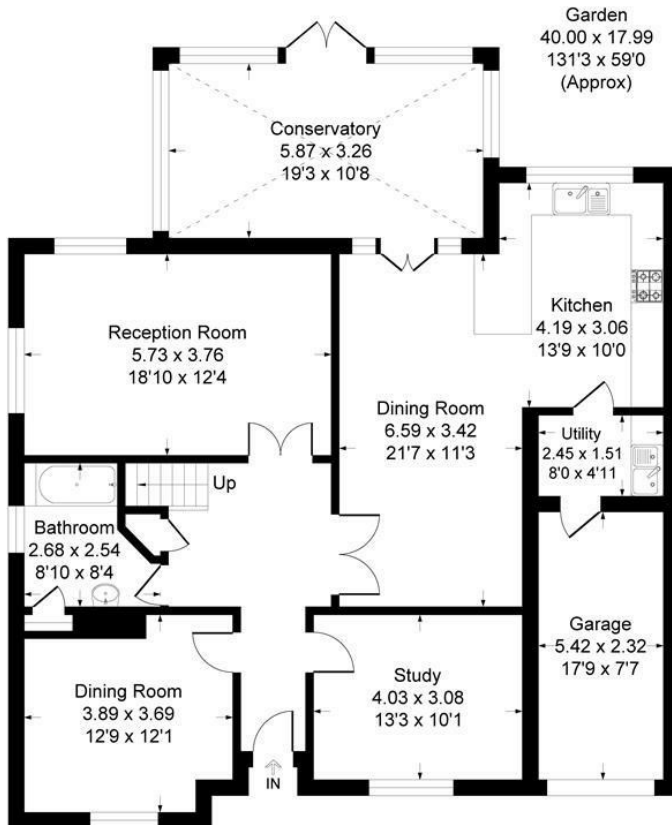


Beechy Lees Road, TN14

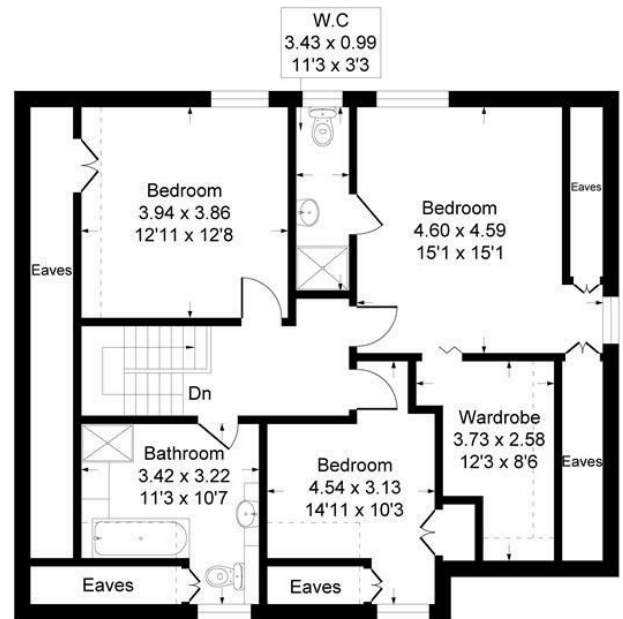
Approximate Gross Internal Area = 208.0 sq m / 2240 sq ft

Garage = 11.6 sq m / 125 sq ft

Total = 219.6 sq m / 2365 sq ft



Ground Floor



First 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.

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