



## 31 PARK HILL ROAD, OTFORD, SEVENOAKS, KENT TN14 5QH

This extended four-bedroom detached bungalow, set on a 0.29 acre plot with a well-maintained south eastern facing garden, offers excellent potential to shape the home to your preferences and for further extension (subject to obtaining the necessary planning consents). Located on the eastern edge of Otford, just a short walk from the village centre and Otford station, it benefits from a peaceful setting yet is still conveniently positioned. The property features a spacious layout, detached garage, and a workshop that could be converted into a home office. The fully boarded loft provides further potential for conversion, or a vast storage space. With its excellent potential, desirable location, and generous plot, this detached property is a rare find and an exciting opportunity. NO CHAIN.

Detached Bungalow ■ Extended ■ Four bedrooms ■ Detached garage ■ Parking on private driveway ■ Large south east facing garden ■ Loft conversion potential ■ Walking distance of Otford station ■ Around 0.3 acre plot ■ Potential to further enlarge (stpp)

PRICE: GUIDE PRICE £820,000 FREEHOLD



SITUATION

Park Hill Road is a highly desirable location on the edge of Otford village, offering a peaceful setting with easy access to local amenities and transport links. Otford station is within walking distance, providing fast connections to London, while the picturesque village offers a vibrant community, with a range of activities and clubs for all ages. The High Street is home to boutique stores, tea rooms, and antique shops, while the nearby recreation fields offer tennis courts, and the Memorial Hall hosts a variety of community events throughout the year. The village is known to be beautifully scenic and have distinctive village character, with its period buildings, quaint streets, duck pond, and welcoming pubs and restaurants. The area is renowned for its excellent schools and beautiful countryside, with ample walking opportunities and convenient road access to the M25 and major airports. Sevenoaks High Street is under 4 miles away, offering more shopping and amenities.

DIRECTIONS

Upon reaching Seal village from Sevenoaks, take the third left into School Lane, then turn left onto Childsbridge Lane. Continue to the end of this road, then at the T-junction turn left down Pilgrims Way. Take the second road on the left down Park Hill Road. Number 31 will be found towards the end of the road, on the left hand side.

THE PROPERTY

ENTRANCE HALL

Doors to bedrooms, reception rooms, bathroom. Storage cupboard, radiator, and hatch to loft.

LIVING ROOM

6.92m x 4.17m (22' 8" x 13' 8") Large reception space with two double glazed windows to the side, and then a window and door to the garden room. Two radiators, coving, and sliding doors to the fantastic rear garden.

DINING ROOM



3.55m x 4.18m (11' 8" x 13' 9") Double glazed window to rear with radiator beneath, gas fire, decorative beams, door to kitchen.

KITCHEN



4.96m x 3.28m (16' 3" x 10' 9") Double glazed window to the rear overlooking the garden, double glazed windows to each side, sliding door to study, base units with freestanding cooker with gas hop, stainless steel sink unit with double drainer, breakfast bar, door to lobby, door to garden room.

STUDY

1.73m x 2.11m (5' 8" x 6' 11") Double glazed window to front, shelving, radiator.

CLOAKROOM

1.6m x 1.05m (5' 3" x 3' 5") Low level WC, window, radiator, wall-mounted hand wash basin.

LOBBY

Space for coats and shoes, door to cloakroom, door to side access.

BEDROOM



4.62m x 3.54m (15' 2" x 11' 7") Generous bedroom with double glazed windows to the front and side, radiator, built-in wardrobes with ample storage space and housing hot water cylinder, coving, vanity unit.

BEDROOM

3.16m x 4.35m (10' 4" x 14' 3") Double glazed window to front with radiator beneath, recess for dressing area, multi-paned sliding door to another bedroom.

BEDROOM

3.96m x 3.19m (13' 0" x 10' 6") Double glazed window to side, radiator, coving, door to en-suite. Could either be used as a separate bedroom or to form part of a main suite with the connecting bedroom.

EN-SUITE



1.65m x 1.65m (5' 5" x 5' 5") Tiled, with corner shower, extractor fan, low level WC, pedestal hand wash basin, heated towel rail.

BEDROOM

2.44m x 2.71m (8' 0" x 8' 11") Double glazed window to front, radiator, coving.

BATHROOM

1.87m x 1.89m (6' 2" x 6' 2") Part tiled with double glazed window to the rear, pedestal hand wash basin, low level WC, bath.

GARDEN ROOM



2.83m x 5.79m (9' 3" x 19' 0") An excellent additional reception space which would be ideal for dining in the summer months. Doors to kitchen and living room, sliding doors to the garden.

LOFT

13m x 13m (42' 8" x 42' 8")[estimated max.] Expansive loft space which is fully boarded with a Velux window, power and light. Housing cold water tank and Glow-Worm boiler.

OUTSIDE

FRONT GARDEN

The front garden is well-maintained with an area of lawn and planted borders with various shrubs, bushes and flowers. A pathway leads to the front door, and there are two side gates providing rear access to the property. There is a driveway with ample parking for multiple vehicles.

REAR GARDEN



The long south east facing rear garden has been extremely well-maintained and features a patio, lawn, outside tap, a seating area, a vegetable patch, a pond, and a variety of fruit trees, shrubs, flowers and bushes. It contains the workshop, sheds, and two side access points. With many different zones to enjoy, the garden is a real feature of the property.

WORKSHOP

3.5m x 2.9m (11' 6" x 9' 6")  
Light, power, overhead storage space.

DETACHED GARAGE

2.5m x 4.8m (8' 2" x 15' 9")  
The detached garage has an up and over door to the front, a pedestrian door to the rear, and a window to the side. There is light, power, and overhead storage space.

COUNCIL TAX

Band F: Approx. £3,363.66 2024/25