

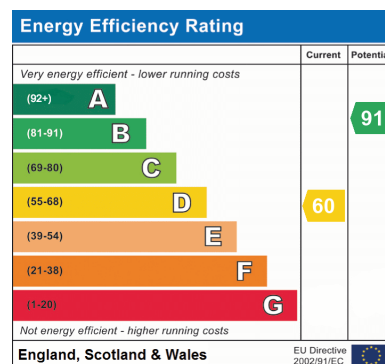
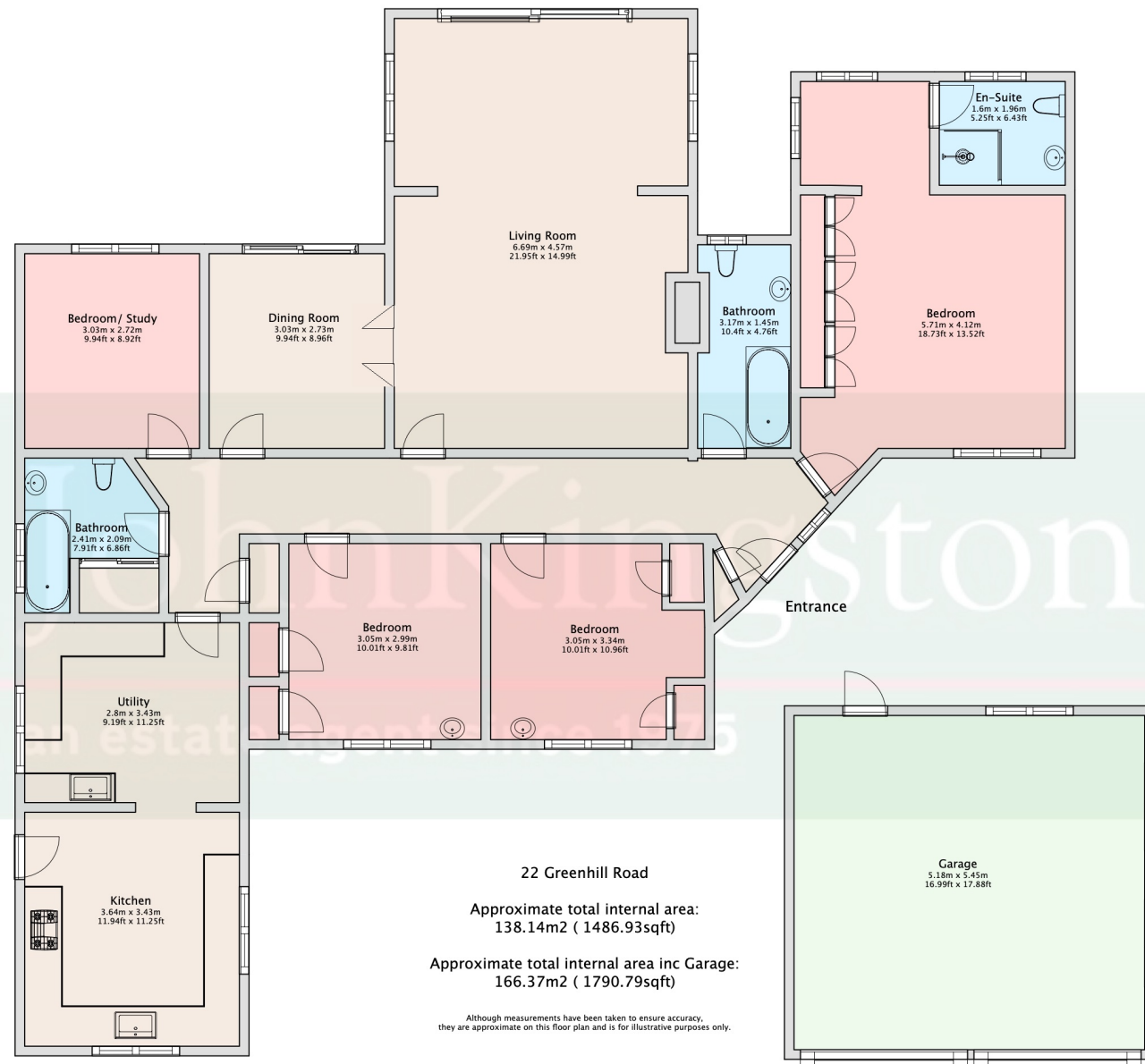
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## 22 GREENHILL ROAD, OTFORD, SEVENOAKS, KENT TN14 5RS

A fantastic, rare opportunity to acquire a detached three/four bedroom bungalow, set on a generous 0.7 acre plot, on the highly sought-after private Greenhill Road in the picturesque village of Otford. Boasting a long, south-east facing rear garden which is peaceful and secluded, parking on the private driveway, a detached double garage, as well as considerable interior space, this property presents the perfect opportunity to enlarge, refurbish, and adapt to ones own taste. It is only a short walk to Otford station, offering excellent commuter links.

Detached bungalow ■ Approximately 0.7 acre plot ■ Highly desirable private road ■ 3/4 bedrooms ■ Kitchen and large utility room ■ Extensive south east facing rear garden ■ Detached double garage ■ Significant potential to enlarge and refurbish according to taste ■ Private driveway with plenty of parking ■ No onward chain

PRICE: GUIDE PRICE £1,495,000 FREEHOLD



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SITUATION

Nestled in one of Otford's most sought-after private roads, Greenhill Road offers a prestigious address in a picturesque village, with tree-lined streets and surrounded by the scenic Area of Outstanding Natural Beauty. This idyllic location combines peace and privacy, and is the perfect base for commuters with the convenience of being walking distance from Otford station (0.6 miles), which provides fast services to London in as little as 29 minutes.

Otford boasts a delightful blend of historic charm and modern convenience, with a variety of local amenities including a Post Office, general store, traditional pubs and local eateries. Sainsbury’s superstore and Aldi are around 2 miles away. For more comprehensive shopping, Sevenoaks town centre is just a short drive away, offering high street stores, supermarkets, a leisure centre, and a wide array of dining and entertainment options.

Proximity to a selection of outstanding primary and secondary schools benefits the property, with Otford Primary School, Russell House Prep School, and St Michael’s Prep all nearby, while Sevenoaks School and a variety of other private and grammar schools provide excellent education options for older students.

The village is home to numerous public footpaths and recreational areas, including tennis courts and a range of community clubs and events at the recreation fields and Memorial Hall. The beautiful Otford Pond, a highlight of the village, adds to the charm and character of this tranquil village.

DIRECTIONS

From Sevenoaks High Street proceed north down Dartford Road to the Bat and Ball traffic lights and continue straight across. Continue past Sainsbury's on the right, across the roundabout and along the A225 towards the village of Otford. Take the second exit right at the pond, and then continue along Station Road. Follow the road past Pilgrims Way East, as it veers to the left and turns into Shoreham Road, and then take the fourth turning on the right hand side into Greenhill Road.

THE PROPERTY

ENTRANCE HALL

Storage cupboard, doors to bedrooms and bathroom, coving, radiators.

BEDROOM



5.71m x 4.12m (18' 9" x 13' 6") Spacious double bedroom with double glazed windows to the front, rear, and side. Radiator, coving, wall cabinet, door to en-suite, fitted wardrobes with shelving and rails.

EN-SUITE



1.6m x 1.96m (5' 3" x 6' 5") Tiled, with obscure glass double glazed window to rear, low level WC, pedestal hand wash basin, shower cubicle with electric shower.

BEDROOM



3.05m x 3.34m (10' 0" x 10' 11") Double bedroom with double glazed window to front with radiator beneath, fitted furniture providing rail space, shelving and cupboards, coving, pedestal hand wash basin.

BEDROOM

3.05m x 2.99m (10' 0" x 9' 10") Double bedroom with double glazed window to front and radiator beneath, coving, fitted cupboards with shelving, rails and cupboards above, pedestal hand wash basin.

BATHROOM

3.17m x 1.45m (10' 5" x 4' 9") Half tiled, with obscure glass double glazed window to rear, and comprising a bath with shower attachment, low level WC, radiator, pedestal hand wash basin, and wall-mounted mirrored cabinet.

FURTHER HALL

Cupboard housing gas and electric meters, hatch to loft, doors to bathroom, study, dining room, and utility room.

DINING ROOM

3.03m x 2.73m (9' 11" x 8' 11") Sliding door to rear garden, folding doors to living room, radiator, coving.

LIVING ROOM



6.69m x 4.57m (21' 11" x 15' 0") Sliding door to rear out to the rear patio, folding doors to the dining room, brick fireplace with electric stove, three radiators, coving, double glazed windows to each side.

STUDY/BEDROOM

3.03m x 2.72m (9' 11" x 8' 11") Double glazed window to rear with views out to the garden, radiator, coving, shelving.

BATHROOM

2.41m x 2.09m (7' 11" x 6' 10") Tiled, with obscure glass double glazed window to side, and comprising low level WC, radiator, pedestal hand wash basin, bath with Mira shower, and wall-mounted mirror. There is a borrowed light window to the hall, and a cupboard housing the hot water cylinder.

KITCHEN



3.64m x 3.43m (11' 11" x 11' 3") Double glazed windows to front and side providing a lovely bright outlook over front garden, opening to the utility room, door to side leading to side patio. Matching wall and base units, fitted double oven, space for fridge freezer, space for dishwasher, sink inset to worktop with mixer tap and drainer, Bosch ceramic hob with extractor above.

UTILITY ROOM



2.8m x 3.43m (9' 2" x 11' 3") Opening to the kitchen, half tiled with double glazed window to side, wall and base units, drawers and shelving, stainless steel sink unit with drainer, wall-mounted gas fired Vaillant boiler, space for washing machine and tumble dryer, space for freezer.

OUTSIDE

FRONT GARDEN

Well-maintained with an area of lawn, pathway to the side access, and planted borders with various shrubs, flowers and trees. There is a large driveway, detached double garage, traditional streetlight, and rear garden access from both sides of the property.

PRIVATE DRIVEWAY

Ample parking for numerous vehicles.

DETACHED DOUBLE GARAGE

5.45m x 5.07m (17' 11" x 16' 8") Pedestrian door to rear, windows to rear and side. Up and over garage doors, light, power.

REAR GARDEN



A long, south east facing rear garden which is sunny and secluded. It is mainly laid to lawn, with a patio, raised beds, two points of side access and various outbuildings. There is a more wooded area to the end of the garden, and there are various trees, shrubs and flowers throughout, creating a peaceful and very private outdoor space to enjoy.

Council tax: Band G (Approx. £3,881.15 2024/25 figure)  
Private Road Charge: Circa £150.00 (2024) but can vary depending on expenditure.