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estate agency evolved





**24 Rye Lane, Otford, Sevenoaks, Kent TN14 5LU**  
**£1,500,000 - Freehold**





## PROPERTY DESCRIPTION

An impeccably maintained five-bedroom, detached family home that offers more than 3000 square feet of living space, set on almost an acre plot and situated in the highly sought-after village of Otford, Sevenoaks, TN14. This remarkable property boasts a wonderful open-plan kitchen/lounge/dining room with an adjoining wine room and utility, an office, an expansive and inviting sitting room and a useful boot room, all thoughtfully arranged on the ground floor that was entirely refurbished in 2020. Moving upstairs, you'll find five great-sized bedrooms, two of which feature en-suite facilities, while a fully-appointed family bathroom caters to the needs of the whole household.

Stepping outside, you'll approach a private driveway at the front of the property, providing ample off-road parking. As you venture into the rear of the home, you'll discover a meticulously landscaped west-facing garden, across almost an acre plot, that creates a truly enchanting and awe-inspiring outdoor space. The garden not only offers a picturesque setting for relaxation and play but also boasts a full-sized tennis court, a summerhouse, a detached garage, two greenhouses and multiple seating areas.

We highly encourage viewing this property to appreciate this beautiful family home. Call us now for more information, we are open 8am - 8pm 7 Days a Week.

## POINTS OF INTEREST

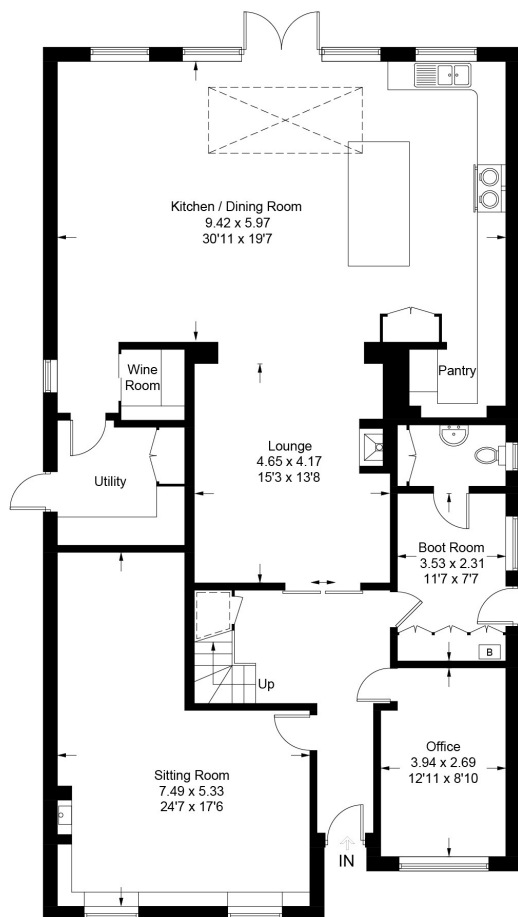
- DETACHED FAMILY HOME
- FIVE DOUBLE BEDROOMS
- FAMILY BATHROOM AND 2 EN SUITES
- WINE ROOM
- TENNIS COURT
- ALMOST 1 ACRE PLOT
- SUMMERHOUSE
- DETACHED GARAGE
- OTFORD STATION 0.9 MILES
- SEVENOAKS STATION 2.7 MILES



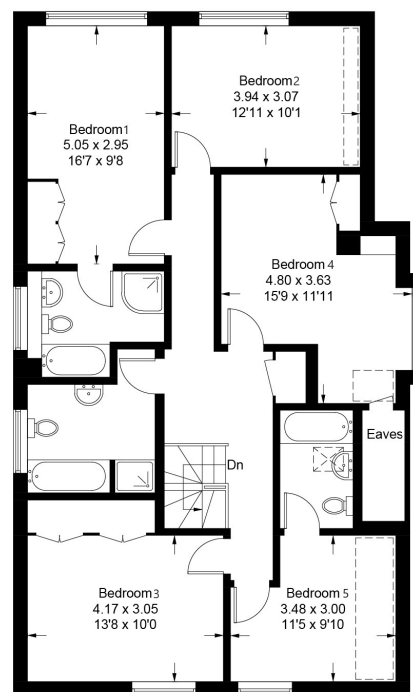
Approximate Gross Internal Area = 268.7 sq m / 2892 sq ft  
 (Excluding Eaves)  
 Summer House = 13.0 sq m / 140 sq ft  
 Total = 281.7 sq m / 3032 sq ft



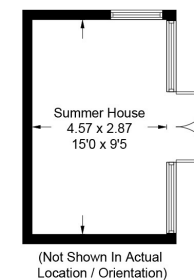
= Reduced headroom below 1.5m / 5'0



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 decisions reliant upon them. (ID1063494)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			