



OTFORD

SEVENOAKS, KENT

Guide Price £450,000 Freehold

JACKSON-STOPS



4 VESTRY COTTAGES
OLD OTFORD ROAD, SEVENOAKS, KENT,
TN14 5EH

***NO ONWARD CHAIN* TERRACED COTTAGE IN A QUIET, NO THROUGH PRIVATELY OWNED COBBLED ROAD, WITHIN 1 MILE OF STATION AND WITH PARKING AND A GENEROUS GARDEN**



DESCRIPTION

Terraced Victorian cottage with three bedrooms, two reception rooms and two bathrooms with garden and parking. Situated on a private road, with woodland views to the rear. Within one mile of Bat and Ball station, 1.4 miles from Otford Station, and just over 2 miles from Sevenoaks High Street and Station.

FEATURES

- Step through a glazed porch into a spacious reception room featuring a wood-burning stove, built-in storage, and stairs to the first floor.
- Adjacent is a second reception room with a gas fireplace.
- A corridor leads to the rear of the property, where a versatile internal room, separated by glazing, offers the perfect space for a home office or could be opened up to create a more contemporary layout. A door provides direct access to the rear.
- The kitchen has a range of painted units, an integrated gas hob, electric oven, and room for additional appliances and dining table, and overlooks the rear with woodland views.
- A practical ground floor shower room adds convenience.
- To the first floor, the principal bedroom enjoys views over the front garden, offers ample space for wardrobes, and features en-suite bathroom, complete with a shower over bath and a side window for natural light.
- Two further bedrooms, one positioned at the front and one at the rear of the property.
- The front of the property boasts a generous garden laid to lawn, with mature trees and a parking area for up to two cars, situated across the cobble road. *To the rear is a fenced garden area that is not part of the title for this property. However, the current owners have had enjoyment for the last 50 years and there is the possibility for the new owner to acquire this land through adverse possession. We recommend you take legal advice.

SITUATION

The property is situated on the fringe of Otford. There are two supermarkets within 0.4 miles of the property and Otford village centre is within 1 mile and Sevenoaks town centre about 2.1 miles. Otford is a charming village with many picturesque period properties along its High Street and around the village pond. There are a number of local services and shops; post office, cafes, 2 public houses, churches, village hall, tennis courts and recreation ground. Sevenoaks offers a wider range of shops, cafes, pubs, restaurants and other facilities including The Stag cinema/theatre, Waitrose supermarket and M&S clothes and food store. There is also a leisure centre, various sports clubs and renowned Knole Park.

Otford station, 1.4 miles, has services to London Victoria/London Charing Cross from about 40 mins and London Bridge from 30 mins. Sevenoaks station serves London Charing Cross and Cannon Street with fast and frequent services (London Bridge from 24 minutes). Bat and Ball station, 0.9 miles, with direct services to Blackfriars (64 mins) and services to London via Sevenoaks and Otford.

Otford has its own primary school, nursery and two preparatory schools; Russell House and St Michaels. The Sevenoaks area has many well regarded nurseries, primary, preparatory and secondary schools, including grammar annexes.

The A21 at Chipstead (3 miles) gives access to the M25 and thereby the national motorway network, Gatwick, Heathrow and Stansted Airports. Channel Tunnel Terminus and Ports.

PROPERTY INFORMATION

- Services: Mains gas, electricity, water and drains.
- Local Authority: Sevenoaks District Council
- Council Tax band: D (£2529.51 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.
- **Agents Note:** * The rear fenced garden area does not form part of the title for this property.



Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01732 740600

DIRECTIONS

From Sevenoaks High Street head north on the A225 towards Otford. Continue for 2.1 miles going over the lights at the A25, at the roundabout by Sainsbury's go straight over and immediately take the next right onto Old Otford Road and at the mini roundabout take the first exit to stay on this road and Vestry Cottages can be found on the right after the bend through the iron gates onto private cobbled road and number 4 is on the left.



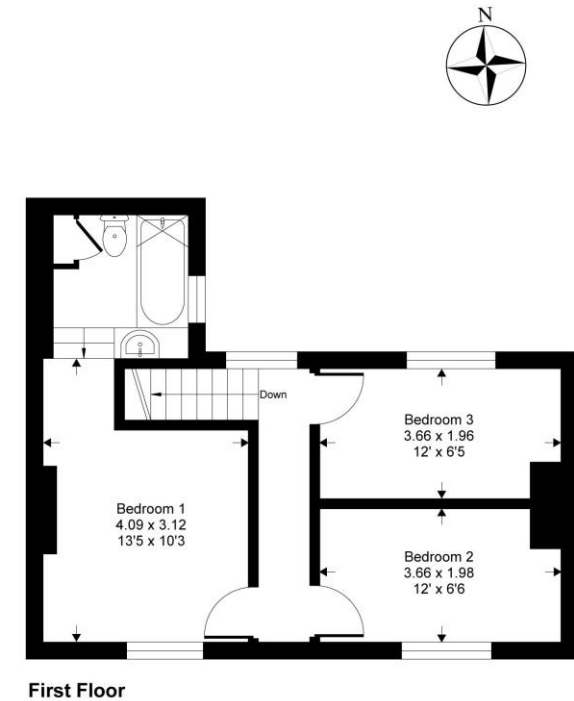
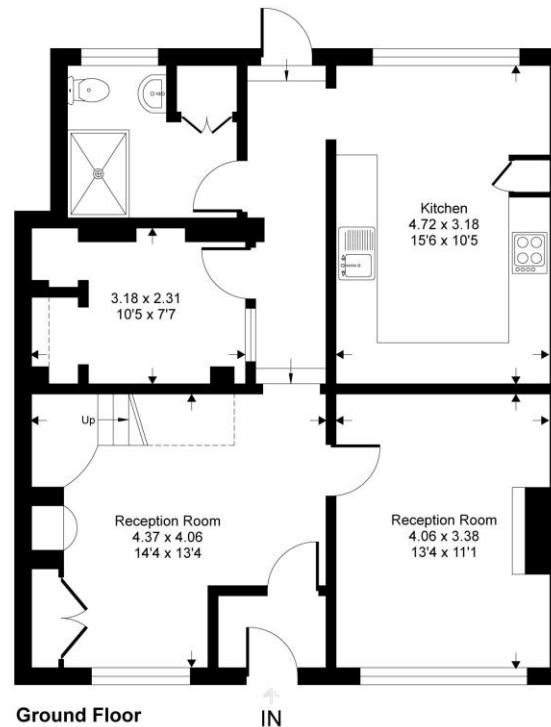
outlook to rear

IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

4 Vestry Cottages, TN14 5EH

Approximate Gross Internal Area = 101.3 sq m / 1091 sq ft
(excludes restricted head height)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
Produced for Jackson Stops

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