



OTFORD
KENT

Guide Price £750,000 Freehold

JACKSON-STOPS 

8 THE CHARNE
OTFORD, SEVENOAKS, KENT
TN14 5LS

EXCEPTIONALLY PRESENTED FAMILY HOME IN OTFORD VILLAGE WITHIN 1 MILE OF THE STATION, HIGH STREET AMENITIES AND PRIMARY SCHOOL WITH SOUTH FACING GARDEN AND FAR-REACHING RURAL VIEWS.



DESCRIPTION

Coming to the market for the first time in thirty years this five-bedroom home has been thoughtfully renovated to a high standard with a spacious kitchen/dining room perfectly designed for modern family living and entertaining. The garden enjoys pleasant views over open fields and includes a selection of useful garaging with outbuildings. Located within one mile of the amenities of Otford village, including shops, schools and mainline train services.

FEATURES

- Step into the entrance hall, where quality flooring, bespoke storage solutions and attractive sight lines through to the garden immediately set the tone for this beautifully renovated home.
- The elegant sitting room enjoys large front-facing windows, parquet-style flooring and a charming decorative fireplace, creating an inviting space for relaxation.
- Spanning much of the rear of the property, the impressive kitchen/dining room forms the heart of the home. Patio doors open onto the decking and garden, perfectly framing far-reaching views across open fields. The kitchen is fitted with a stylish range of contemporary units complemented by wooden worktops and a peninsular island, ideal for both everyday living and entertaining. Integrated appliances include an oven and grill, induction hob and dishwasher.
- The adjoining utility room provides ample space for an American-style fridge/freezer, washing machine and tumble dryer, together with a conveniently positioned cloakroom.
- Accessed from the utility room, the conservatory offers a peaceful retreat overlooking the garden and open-field views beyond. With direct access to the decking, this versatile space could serve as a home office, snug or garden room.

- The first floor comprises four well-proportioned bedrooms. Two overlook the garden and enjoy attractive views across the fields, while the remaining two front-facing bedrooms benefit from fitted wardrobes. These rooms are served by a contemporary family bathroom.
- Occupying the second floor is a generous double bedroom with useful eaves storage and space for a dressing area. This versatile space could also function as a family room, with potential to create an en-suite bathroom, subject to the necessary consents.
- Outside, the rear south-facing garden is predominantly laid to lawn and designed to make the most of the attractive outlook across adjoining fields. A substantial garage is complemented by several additional rear rooms, currently arranged as a gym, workshop and storage space, offering excellent flexibility for a variety of uses including home office or hobby room. To the front, the driveway provides parking for up to three vehicles and benefits from an EV charging point.

SITUATION

8 The Charne is set within the village of Otford. The village itself is charming with many picturesque period properties along its High Street and around the village pond. Passing through Otford is the Pilgrims' Way providing wonderful walking opportunities. Otford village has a thriving community and a number of local services and shops, post office, 2 public houses and restaurants, churches, village hall, tennis courts and a 12-acre recreation field used for football and cricket. Sevenoaks is about 4 miles distant and offers a wider selection of shops and facilities. Golf is available at The London Club, Wildernesse and Knole.

Otford station is 1 mile away with services to London Victoria/London Charing Cross from about 40 mins and London Bridge from 30 mins. Sevenoaks station (about 3.8 miles) offers alternative rail services to Cannon Street (London Bridge from 22 mins).



The Sevenoaks area is renowned for the excellent schooling. Otford has its own primary school, nursery and two preparatory schools: Russell House and St Michaels. The Sevenoaks area has many well-regarded schools including the renowned Sevenoaks School, the grammar annexes and a wide choice of Preparatory schools. Further well-regarded grammar schools in nearby Tonbridge and Tunbridge Wells.

The M25 is accessible at junction 5 (about 4 miles), providing access to the motorway network, Gatwick, Heathrow and Stansted Airports, Bluewater, Dover and the Channel Tunnel Terminus.

PROPERTY INFORMATION

- Services: Mains gas, electricity, water and drains
- Local Authority: Sevenoaks District Council
- Council Tax band: D (£2,529.51 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

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

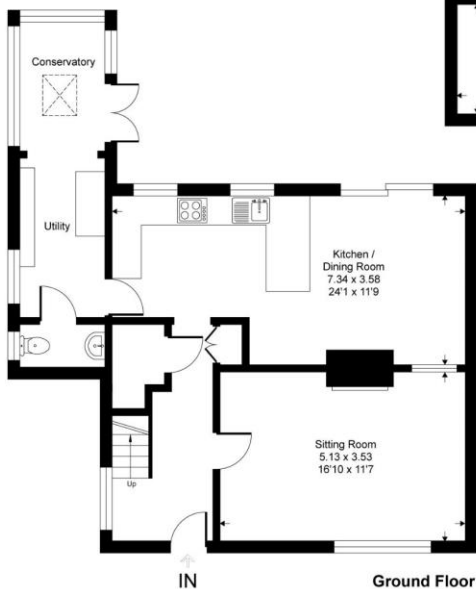
Strictly by appointment through Jackson-Stops.
Tel: 01732 740600

DIRECTIONS

From central Sevenoaks, take the A225 North towards Otford. Continue over the traffic lights that cross the A25 and continue past the retail park and over the roundabout until you reach the roundabout in Otford. Take the 1st exit onto Otford High Street, after 0.4 miles turn left onto Rye Lane, stay slight left to stay on Rye Lane and turn left onto The Charne, No 8 can be found on the right-hand side.

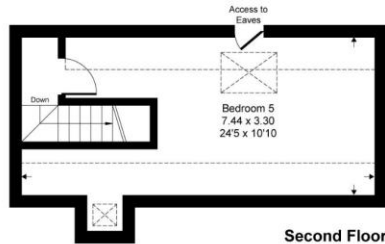
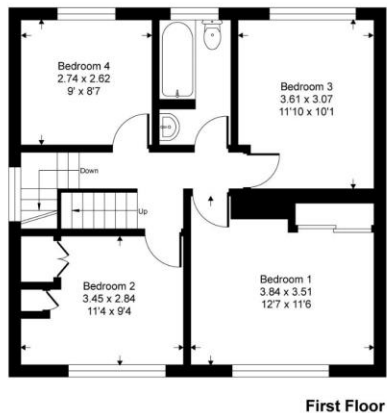
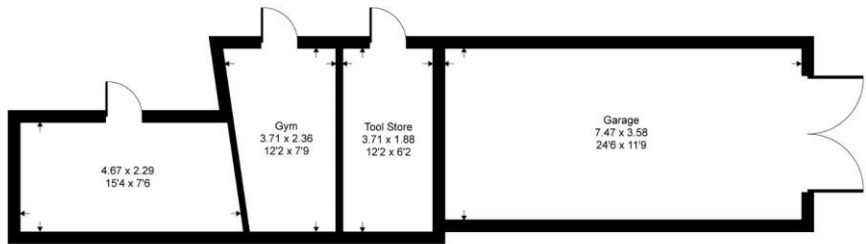
IMPORTANT NOTICE

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.



8 The Charne, TN14

Approximate Gross Internal Area = 135 sq m / 1454 sq ft
Approximate Garage Internal Area = 26.7 sq m / 288 sq ft
Approximate Outbuilding Internal Area = 26.3 sq m / 284 sq ft
Approximate Total Internal Area = 188 sq m / 2026 sq ft
(excludes restricted head height)



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

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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