



OTFORD

SEVENOAKS, KENT

Guide Price £1,725,000 Freehold

JACKSON-STOPS



ORCHARD COTTAGE
5 GREENHILL ROAD, OTFORD, SEVENOAKS
TN14 5RR

**A SUBSTANTIAL DETACHED PROPERTY WITH TRIPLE
GARAGING, SET IN APPROX. 0.82 ACRES WITH VIEWS
ACROSS THE FIELDS TO THE REAR, LOCATED ON A
PRESTIGIOUS PRIVATE ROAD JUST 0.5 MILES FROM OTFORD
VILLAGE & STATION**



DESCRIPTION

A spacious five-bedroom detached family home extending to approximately 3,690 sq ft, offering three reception rooms and an impressive open-plan kitchen, breakfast and living space. There is also a triple garage at the rear of the property.

Situated on a sought-after private road, just 0.5 miles from Otford village amenities and the main line station. The property occupies beautifully grounds of approximately 0.82 acres. The gardens retain a wealth of mature fruit trees alongside a productive vegetable garden.

FEATURES

- The property is approached via an in-and-out driveway, providing ample parking and setting the home back from the road. A timber-framed porch leads into an entrance hall. Much of the original parquet flooring has been retained throughout the principal reception rooms, complemented by timber flooring in other areas, creating warmth and character.
- Forming the heart of the home, the open-plan kitchen, breakfast and living room extends across the full width of the rear of the property. Enjoying a triple aspect, this space is bathed in natural light, with French doors opening onto the terrace and gardens beyond.
- The kitchen area is fitted with a comprehensive range of wooden units with granite work surfaces. There is space for a range cooker, fridge/freezer and additional appliances. Clearly defined areas provide ample room for both informal dining and relaxed family living.
- To the front of the property are two reception rooms overlooking the driveway.
- The sitting room enjoys a dual aspect with direct access to the terrace, creating a wonderfully bright and flexible living space. Currently used as a games room, it could easily be adapted to suit a variety of lifestyle needs.
- A well-proportioned study, a generous storage room and a conveniently located cloakroom with shower complete the ground floor accommodation.



- The first-floor landing and hallway are bathed in natural light from overhead roof windows.
- The principal bedroom enjoys views over the garden and open fields beyond. Generously proportioned, it offers ample space for fitted wardrobes and benefits from a stylish en-suite featuring a walk-in rainfall shower.
- There are four further well-proportioned bedrooms. A spacious front-facing double includes a walk-in dressing room, while a second double enjoys dual-aspect windows overlooking the front and rear gardens. All bedrooms provide ample space for wardrobes and some benefit from useful built-in eaves storage.
- Four of the bedrooms are served by both a family bathroom and a separate shower room, offering excellent convenience for family living and guests.
- Extending to approximately 0.82 acres, the gardens provide a wonderfully private and peaceful retreat. Immediately surrounding the house, the gardens are predominantly laid to lawn and framed by mature trees and shrubs, with an extensive brick-paved terrace offering a choice of seating and dining areas.
- A triple garage with adjoining storage provides excellent versatility, offering potential for additional parking, a home gym or a dedicated home office, subject to any necessary consents.
- Beyond, a second garden, formerly an orchard, retains a variety of established fruit trees alongside a productive vegetable garden, greenhouse and additional storage. To the rear, a charming area of woodland features a private gate providing direct access to off-road countryside walks and the scenic slopes of Otford Mount.



SITUATION

The property is located on a prestigious, popular private road on the fringes of the historic village of Otford in an Area of Outstanding Natural Beauty.

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, village hall, tennis courts and a 12-acre recreation field used for football and cricket. Sevenoaks is about 3.8 miles distant and offers a wider selection of shops and facilities. Golf is available at Wildernesse and Knole.

Otford station is 0.5 miles 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 5 miles), providing access to the motorway network, Gatwick, Heathrow and Stansted Airports, Bluewater, Dover and the Channel Tunnel Terminus.

VIEWINGS

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

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.



DIRECTIONS

From central Sevenoaks, take the A225 North towards Otford. Continue over the traffic lights that cross the A25. Continue past the retail park and over the roundabout until you reach the roundabout in Otford. Take the 2nd exit, continue past Otford Station and around the sharp left bend. Greenhill Road is the second on the right after the bend and number 5 can be found on the left-hand side.

PROPERTY INFORMATION

- Services: Mains gas, electricity, water and drains.
- Local Authority: Sevenoaks District Council
- Council Tax band: G (£4,215.85 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

IMPORTANT NOTICE

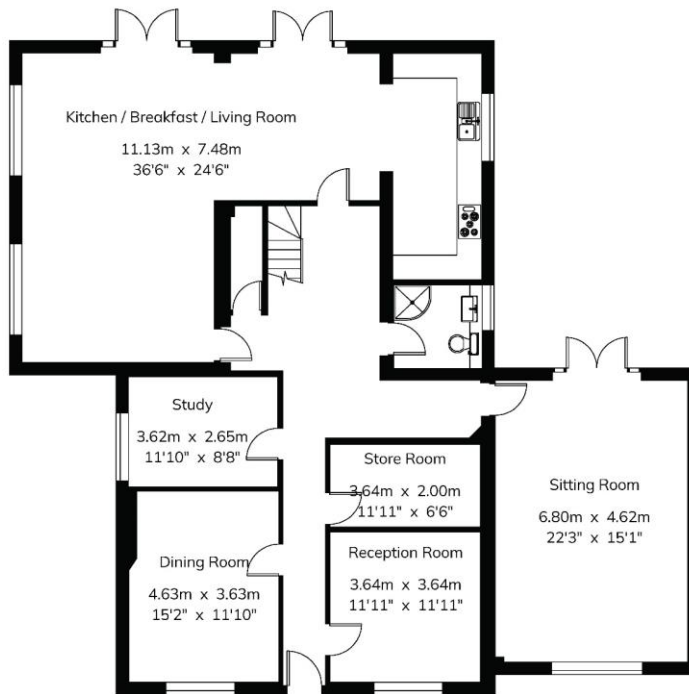
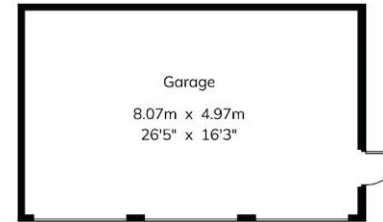
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

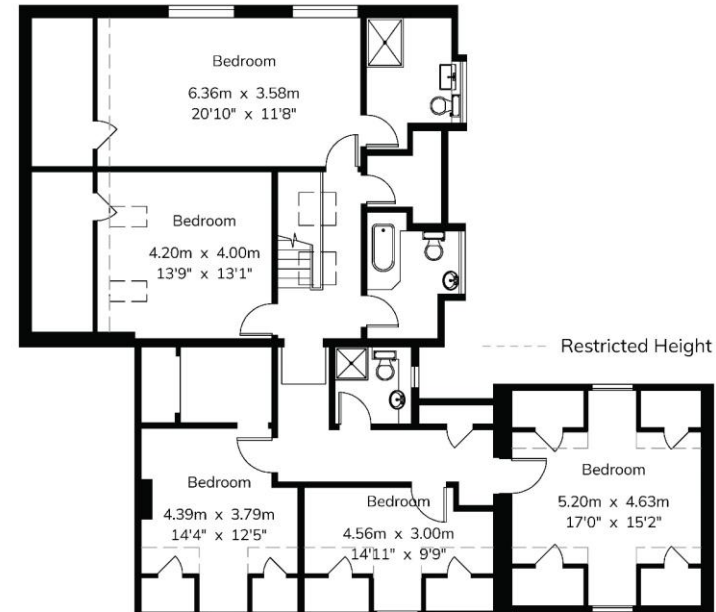
5 Green Hill Road

House - Gross Internal Area : 342.9 sq.m (3690 sq.ft.)

Garage - Gross Internal Area : 40.0 sq.m (430 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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