



OTFORD

SEVENOAKS, KENT

Guide Price £660,000 Freehold

JACKSON-STOPS



**35 WILLOW PARK
OTFORD, SEVENOAKS, KENT
TN14 5ND**

CONTEMPORARY LIGHT-FILLED PROPERTY WITH OPEN-PLAN KITCHEN/DINING ROOM ON A CORNER PLOT WITHIN 0.9 MILES OF OTFORD STATION AND VILLAGE AMENITIES, WITH GARAGE AND GARDEN



DESCRIPTION

On a quiet residential street, this three-bedroom home offers stylish living throughout. The heart of the property is the impressive open-plan kitchen/dining room, complemented by a separate sitting room and a light-filled family room with patio doors opening onto the south-west facing rear garden. Complete with a separate garage, off-street parking, and conveniently located less than a mile from Otford's amenities and mainline station.

FEATURES

- The property is approached via a pathway through the front garden, leading to the welcoming porch and entrance hall. The entrance hall features high-end herringbone laminate flooring, which continues through to the kitchen/dining room.
- Cloakroom.
- Accessed from the hall through glazed double doors, the impressive kitchen/dining room spans the length of the property, creating a bright and welcoming space. The kitchen, fitted within the last year, features granite worktops and space for multiple appliances, including a range style oven with induction hob, American style fridge freezer, dishwasher, washing machine and tumble dryer.
- The sitting room overlooks the front garden and has an attractive wood-surround fireplace with an electric coal-effect fire.
- Leading from the kitchen is a cosy family room, with patio doors providing plenty of natural light and direct access to the garden.
- On the first floor are two double bedrooms, the principal bedroom with spacious fitted wardrobes, together with a third bedroom featuring a built-in cupboard.
- The family bathroom is fitted with a walk-in shower, WC and wash hand basin.

- Outside, the garden is mainly laid to lawn and features a covered patio area, providing an ideal space for outdoor seating and entertaining. A door from the garden leads into the garage, which is positioned at the rear of the property and benefits from an electric up-and-over door opening onto the private driveway.

SITUATION

On a corner plot in a quiet residential street in the village of Otford, conveniently situated for local schools and shops.

Otford is a charming village 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, church, village hall, tennis courts and 12 acre recreation field used for football and cricket. Sevenoaks is about 4.5 miles distant and offers a wider selection of shops and facilities. Golf is available at The London Club, Wildernesse and Knole.

Otford station is just 0.9 miles away with services to London Victoria/London Blackfriars from about 40 mins and London Bridge (Via Sevenoaks) from 38 mins. Sevenoaks station (about 3.2 miles) offers alternative rail services to Cannon Street (London Bridge from 22 mins).

The Sevenoaks area is renowned for its 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 are in nearby Tonbridge and Tunbridge Wells.

The M25 is accessible at junction 5 (about 4 miles) and junction 4 (about 5.5 miles), providing access to the motorway network, Gatwick, Heathrow and Stansted Airports, Bluewater, Dover and the Channel Tunnel Terminus.



PROPERTY INFORMATION

- Services: Mains Gas, Water, Electricity and Drainage.
- Local Authority: Sevenoaks District Council
- Council Tax band: E (£3,091.63 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. Continue past the retail park until you reach the roundabout in Otford. Take the 1st exit into Otford High Street, continue for 0.4 miles and turn left into Rye lane, take the first right into Willow Park and No 35 can be found on the left-hand side.

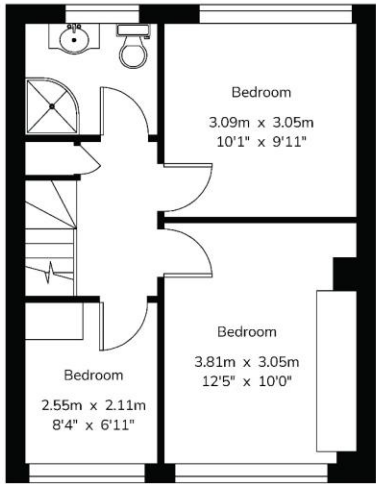
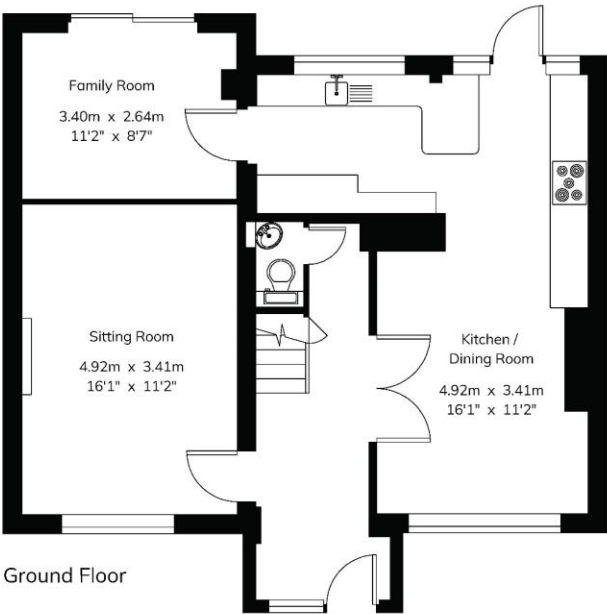
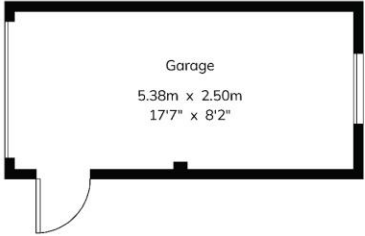


IMPORTANT NOTICE

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.

35 Willow Park

House - Gross Internal Area : 104.7 sq.m (1126 sq.ft.)
Garage - Gross Internal Area : 13.4 sq.m (144 sq.ft.)



Ground Floor

First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SEVENOAKS

01732 740600

sevenoaks@jackson-stops.co.uk
jackson-stops.co.uk

onTheMarket.com

rightmove

Zoopla



JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910