



OTFORD, KENT

Guide Price £875,000 Freehold

JACKSON-STOPS 

**32 LEONARD AVENUE
OTFORD, KENT
TN14 5RB**

**SPACIOUS PROPERTY ON A QUIET NO THROUGH ROAD IN
OTFORD VILLAGE, 0.2 MILES FROM THE STATION, PRIMARY
SCHOOL AND AMENITIES WITH RURAL VIEWS, A SEPARATE
STUDIO AND PARKING.**



DESCRIPTION

Semi-detached property of 1828 sq ft with four bedrooms, three bathrooms, four reception rooms and a separate studio. Set on a quiet no-through road in the village, just 0.2 miles from the station, with private parking. The landscaped garden backs onto fields and enjoys views of the North Downs.

FEATURES

- The property is approached via a covered porchway, opening into the entrance hall with slate flooring.
- From the entrance hall on one side, the sitting room extends the full depth of the property and enjoys a dual aspect. Patio doors open directly onto the garden, with rural views and an open fireplace creates a focal point.
- On the other side, the dining room features oak flooring, a decorative fireplace and a window overlooking the front. Conveniently positioned adjacent to the kitchen, it benefits from a connecting door to the sitting room, creating a natural flow between the principal reception spaces, together with a useful storage cupboard.
- The kitchen overlooks the garden and is fitted with wooden cabinetry, granite worktops and a gas-fired four-oven Aga. There is ample space for an American-style fridge/freezer, dishwasher and a large breakfast table, making this a practical and sociable heart of the home.
- The adjacent utility room provides further storage, a Belfast sink, space for a washing machine and tumble dryer, and convenient access to the garden. A downstairs shower room is also located adjacent to the utility.
- Accessed from the dining room are two additional versatile reception rooms, both with side-aspect windows. Currently used as an office and gym, these flexible spaces could equally serve as a hobby room, playroom, snug or additional reception accommodation.
- To the first floor the principal bedroom enjoys lovely views over the garden and across the surrounding countryside towards the North Downs. With spacious fitted wardrobes and a well-appointed ensuite shower room.

- Three further bedrooms provide flexible accommodation. Two are front-facing double bedrooms, both with built-in wardrobes, with one also featuring a charming decorative fireplace. The third overlooks the garden and includes a built-in wardrobe.
- The bedrooms are served by a family bathroom, featuring a traditional roll-top bath and separate shower, together with a useful airing cupboard.
- Accessed from the utility room external door, a separate, purpose-built, soundproofed music room provides a versatile additional space, with side-aspect windows, wood-effect flooring, air conditioning and Wi-Fi. Equally suited to use as a home office or games room, it could also make an excellent work or treatment space, particularly with the convenience of the gate providing access to the front of the property.
- The garden has been lovingly designed and tended by the current owners, with meandering paths leading through a variety of carefully considered spaces. Features include an ornamental pond, several seating areas, lawn, flowering borders, a rose-covered pergola and low fencing that makes the most of the peaceful rural views. Raised beds, a greenhouse and two storage sheds provide ample opportunity for gardening and practical storage.
- The driveway provides private parking for two cars and benefits from an EV charging point. The property also features solar panels with a battery storage system, providing an energy-efficient addition to the home.

SITUATION

The property is set in a quiet residential road 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 3.3 miles distant and offers a wider selection of shops and facilities. Golf is available at The London Club, Wildernesse and Knole.



Otford station is 0.2 miles away with services to London Victoria/London Charing Cross from about 40 mins and London Bridge from 30 mins. Sevenoaks station (about 3.3 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 (0.2 miles), 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 4.7 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, drains, electricity and private solar panels
- Local Authority: Sevenoaks District Council
- Council Tax band: F (£3,653.73 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.

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 2nd exit onto Station Road and then first left onto Leonard Avenue, number 32 can be found at the end on the right-hand side.

VIEWINGS

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

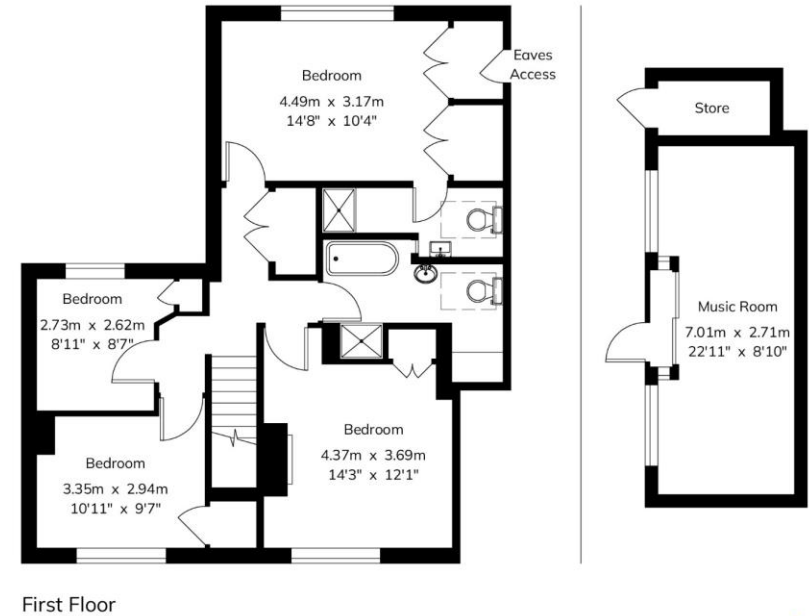
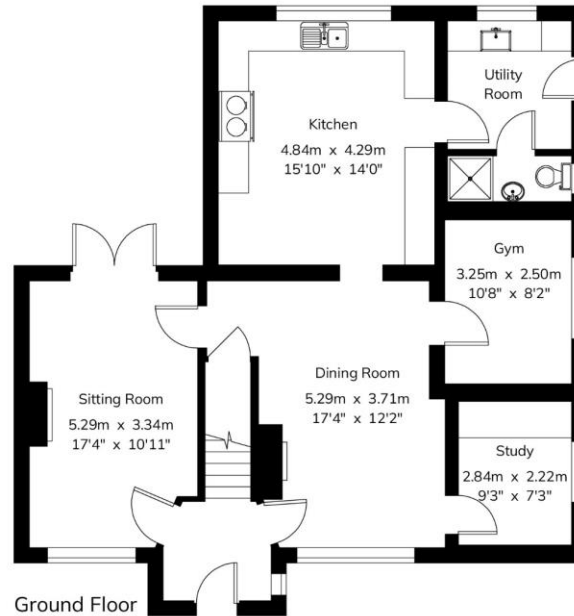
IMPORTANT NOTICE

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.

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

32 Leonard Avenue

House - Gross Internal Area : 169.9 sq.m (1828 sq.ft.)
Music Room - Gross Internal Area : 21.9 sq.m (235 sq.ft.)



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