

# OTFORD

SEVENOAKS, KENT

Guide Price £2,000,000 Freehold

JACKSON-STOPS

LYNDHURST
SHOREHAM ROAD, OTFORD, SEVENOAKS, KENT
TN14 5RN

# CONTEMPORARY DETACHED FAMILY HOUSE OF 4069 SQ FT FEATURING DESIGN LED INTERIORS, FAR REACHING REAR VIEWS, A STUNNING OPEN PLAN KITCHEN/DINING/FAMILY ROOM WITH BIFOLDS OPENING ONTO LANDSCAPED GARDENS, DETACHED DOUBLE GARAGE WITH ROOM ABOVE



## DESCRIPTION

Detached family home, designed and built by the current owners in 2017, with light-filled interiors, a full-width kitchen/ dining/family room with bi-folds to the garden, three further reception rooms, principal suite with dressing room, four double bedrooms and four bathrooms. Detached double garage with studio above, landscaped gardens with mature planting and rural views, set in approximately a quarter of an acre and within 0.5 miles of Otford Station.

## FEATURES

- Enter the property through an elegant porch into a stunning entrance hall, where a striking cantilevered walnut and glass staircase creates a dramatic first impression. Bespoke timber doors with glazed panels and carefully considered sightlines draw the eye seamlessly through to the kitchen and garden beyond. Zoned underfloor heating provides year-round comfort, complemented by luxurious Porcelanosa bathrooms throughout, porcelain tiled flooring and Control4 sound, light and entertainment system.

- At the heart of the home is an impressive full-width kitchen, dining and family room, designed to provide a wonderful balance of entertaining, dining and relaxed family living. Triple-aspect windows and expansive bi-fold doors flood the space with natural light and create a seamless connection to the terrace and garden.

- The bespoke kitchen is fitted with high-gloss white cabinetry, complemented by a contrasting central island and breakfast bar, all finished with sleek Corian worktops. The kitchen is exceptionally well equipped with a comprehensive range of integrated Gaggenau appliances, including an induction hob, large oven, steam oven, warming drawer, full-height fridge, wine fridge, coffee machine and hot water tap. A Bosch dishwasher and integrated bin store complete the kitchen.

- An adjoining utility room provides an integrated freezer and microwave, sink, extensive storage and ample space for appliances, together with convenient access to the garden.



- Situated to either side of the entrance hall are two versatile reception rooms, both benefiting from attractive bay windows. One is currently arranged as a formal dining room, while the other provides a welcoming sitting room centered around a contemporary woodburning stove.

- Completing the ground floor is a dedicated study, cloakroom and useful storage cupboard.

- On the first floor are four spacious double bedrooms. Two are positioned to the front of the property, both benefiting from ensuite shower rooms, one with fitted wardrobes. To the rear, two further double bedrooms enjoy attractive garden and country views and fitted wardrobes. These bedrooms are complemented by a beautifully appointed family bathroom with a freestanding bath and separate rainfall shower.

- Occupying the entire second floor, the impressive principal suite provides a private and luxurious retreat. The generously proportioned bedroom features full-height glazed balcony doors, with the bed thoughtfully positioned to take full advantage of the panoramic rural views. The bedroom is complemented by an ensuite bathroom and extensive fitted wardrobes. A separate, dedicated dressing room provides built-in storage and bespoke vanity areas, creating a wonderfully practical and luxurious space.

- The south-west facing garden has been thoughtfully landscaped to create a series of spaces for relaxation and entertaining. Mature trees and established shrubs provide privacy and structure, with a central area of lawn. Level flooring and limestone paving create a seamless transition between the house and garden, extending the living space outdoors. A wisteria-covered pergola provides a sheltered area, complemented by established planting and a tranquil water feature, creating a peaceful and private setting.

- To the front, the property is set back from the road and approached via electric gates. A generous driveway provides ample parking for up to six cars with a detached double garage with a room above, ideally suited for use as a home office or gym, together with a separate WC.







## SITUATION

The property is set back from the Shoreham Road on the fringe of Otford village.

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 Darenth Valley, 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.

## DIRECTIONS

From Sevenoaks High Street head north on the A225 into Otford Village, at the roundabout by the village pond take the second exit and continue straight onto the A225 towards Farningham. Continue past the station on the right and around the bend past the Pilgrims Way turnoff and the property is located on the left-hand side after the opposite turning to Hillydeal Road.







## PROPERTY INFORMATION

- Services: Mains electricity, water, drains and air source heat pump.
- Local Authority: Sevenoaks District Council
- Council Tax band: H (£5,059.02 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

## 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.

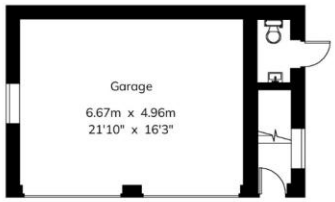
## IMPORTANT NOTICE

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.

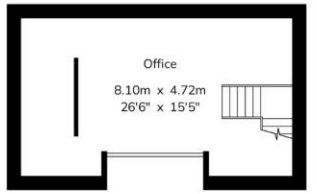
EPC to follow

# Lyndhurst

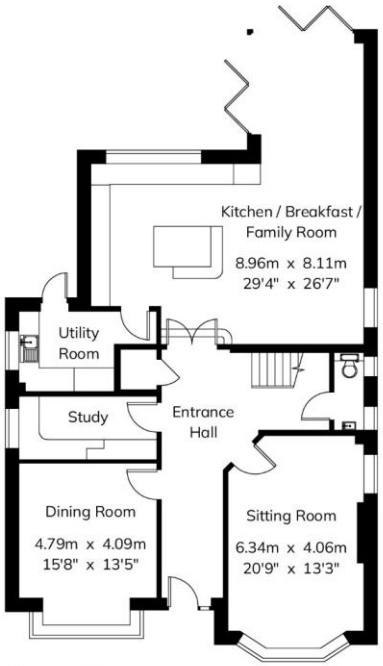
**House - Gross Internal Area : 378.1 sq.m (4069 sq.ft.)**
**Garage / Office - Gross Internal Area : 42.0 sq.m (452 sq.ft.)**



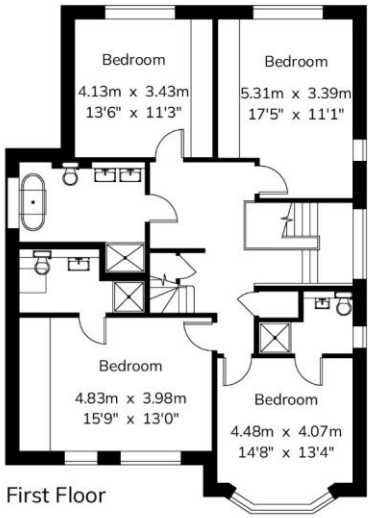

Ground Floor




First Floor

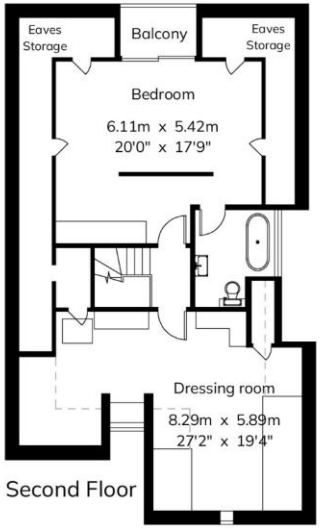



Ground Floor

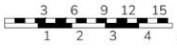



First Floor

Restricted Height




Second Floor




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