

# OTFORD

## SEVENOAKS, KENT

**Guide Price £1,500,000 Freehold**

JACKSON-STOPS

SOUTHLEIGH
40 GREENHILL ROAD, OTFORD, KENT
TN14 5RS

# SPACIOUS DETACHED PROPERTY IN NEED OF MODERNISATION AND WITH SCOPE TO EXTEND (STPP), SET WITHIN 0.6 ACRES OF SOUTH-FACING GROUNDS ON A PRESTIGIOUS PRIVATE ROAD, WITHIN 0.7 MILES OF OTFORD STATION



## DESCRIPTION

A rare opportunity to purchase this detached family home, extending to 1,781 sq ft, with four bedrooms, two bathrooms and three reception rooms, coming to the market for the first time in over 50 years. Occupying an elevated position on an exclusive private road, the property enjoys 0.6 acres of south-facing gardens and benefits from a detached double garage. In need of modernisation, the property also offers potential for extension, subject to the necessary permissions.

## FEATURES

- Enter through an oak door into the entrance hall, which has wooden flooring, a cloakroom and useful understairs storage.

- The kitchen/breakfast room extends the depth of the property and benefits from dual-aspect windows, including a bay window overlooking the garden with space for a breakfast table and access to the terrace. The kitchen is fitted with a range of wooden units, a peninsula island and laminate worktops. Appliances include a gas hob, electric oven and microwave with space for a washing machine, dishwasher and fridge/freezer.

- Adjacent is a large family room with triple-aspect windows overlooking the gardens and access to the terrace.

- The sitting room also extends the depth of the property with windows to the front and a large rear bay window with a door opening onto the garden. A wood-burning stove provides a focal point.

- A further reception room, formerly used as a dining room and now arranged as a bedroom, overlooks the garden and has an accessible shower facility.

- To the first floor, the principal bedroom benefits from a private balcony with rural views, triple-aspect windows allowing plenty of natural light and a small en-suite shower room.

- Three further double bedrooms provide space for wardrobes, with two overlooking the rear and one to the front. One of the rear bedrooms also has a fitted washbasin.


GARDENING
FLOWERS
WINE
SCIENCE

- The bedrooms are served by a family bathroom fitted with a bath and separate shower.

- The gardens extend around three sides of the property with the main lawn enjoying a southerly aspect. Mature trees provide privacy, alongside established shrubs, flowering borders, a pergola and an ornamental pond. The grounds continue to a lower rear garden, which includes a disused grass tennis court, together with an extensive vegetable garden.

- A large terrace adjoins the house, providing space for outdoor dining. There are two log stores also situated within the grounds.

- To the front, an in-and-out driveway provides parking for over five cars, alongside a detached double garage with a door leading through to the garden.

## 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 Shoreham, Wildernesse and Knole.

Otford station is 0.7 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

## 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 40 can be found shortly after on the right-hand side.

### 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.

## 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.



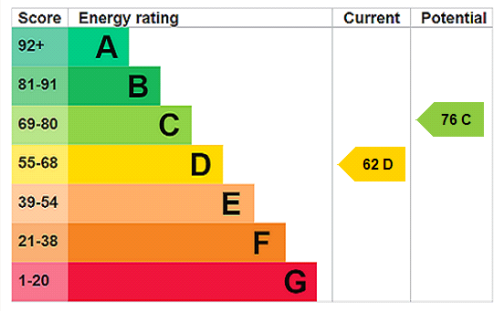


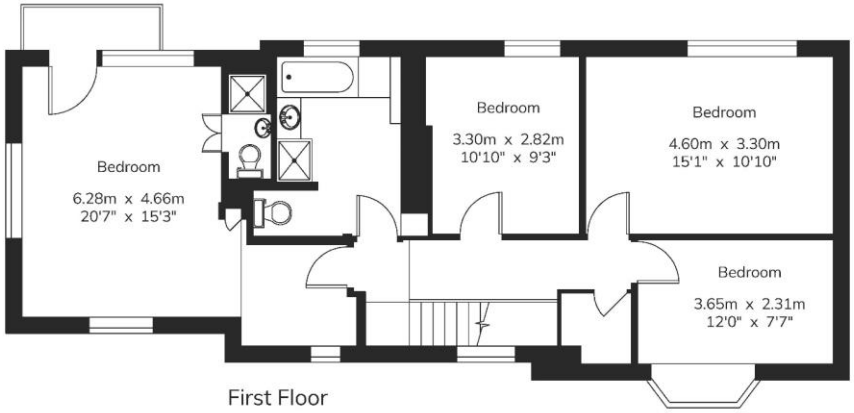


## IMPORTANT NOTICE

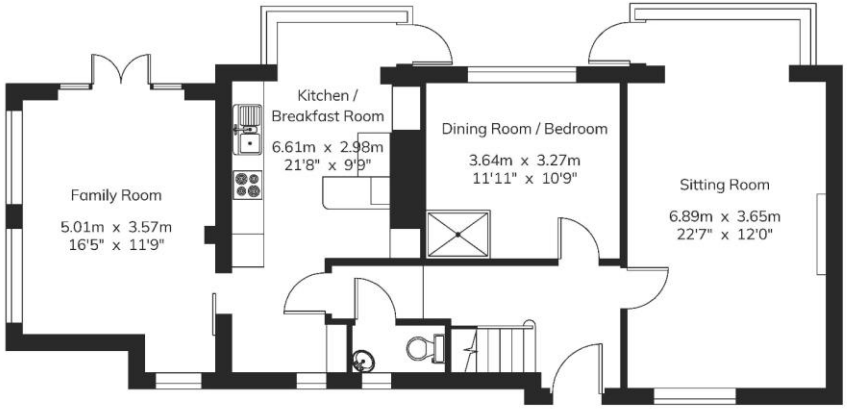
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements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








First Floor



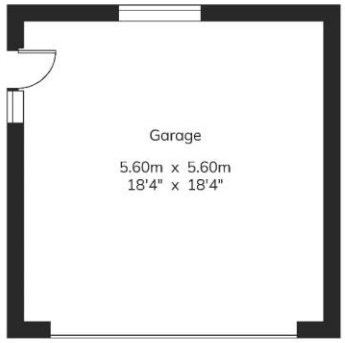

Ground Floor

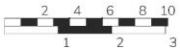
# 40 Greenhill Road




**House:**
**Gross Internal Area : 165.5 sq.m (1781 sq.ft.)**

**Garage :**
**Gross Internal Area : 31.3 sq.m (336 sq.ft.)**




For Identification Purposes Only.
© 2026 Trueplan (UK) Limited (01892) 614 881

SEVENOAKS
01732 740600
sevenoaks@jackson-stops.co.uk
jackson-stops.co.uk

OnTheMarket.com
rightmove
Zoopla
The Property Ombudsman
JACKSON-STOPS
PROPERTY EXPERTS SINCE 1910