Charming and spacious family home with ancillary accommodation set in attractive gardens within 0.5 of a mile from Otford station

Porch, Reception Hall, Drawing Room, Dining Room, Conservatory, Kitchen/Breakfast Room, Utility Room, Laundry Room, Cloakroom

First Floor: Master Suite, Guest Bedroom, Two further Bedrooms, Family Bathroom

Second Floor: Two Bedrooms, Jack and Jill Shower Room

Detached Garage, Self Contained Flat

Gardens, Home Office, Heated Swimming Pool, Pool House

EPC Rating = E

Total area about 0.9 of an acre
Description

Woodside Cottage is an attractive and well presented family home with spacious accommodation arranged over three floors. There is a self contained flat with a balcony located over the double garage, which provides additional accommodation. The established gardens create an attractive setting to the house and have far reaching views. There is a home office, heated swimming pool and pool house in the grounds. In total the area amounts to about 0.9 of an acre. The property is well located for the mainline station which is about half a mile away.

- The principal reception rooms together with the generous reception hall provide excellent entertaining areas. The triple aspect drawing room has an open fire with attractive wooden fire surround, and double doors opening to the rear terrace. The dining room has a bay window to the front.
- The conservatory provides informal living and has a wonderful outlook over the gardens.
- The kitchen/breakfast room adjoins the conservatory and is fitted with a comprehensive range of wall and base units including a dresser style cupboard and a matching island unit. Appliances include Neff induction and gas hob, three De Dietrich ovens, microwave and Miele dishwasher.
- The utility room has space for appliances and access to outside, and there is a useful laundry room with an extensive range of storage cupboards.
- A stylish cloakroom completes the ground floor accommodation.
- Arranged over the first floor is the master suite which comprises a bedroom with an attractive outlook over the rear garden, a dressing room and a well appointed en suite shower room.
- The guest bedroom also has attractive view to the rear, a range of fitted wardrobes and a well appointed en suite shower room.
- There are two further bedrooms on this floor and a comprehensively appointed family bathroom.
- Arranged over the second floor is a landing with a number of storage cupboards, two bedrooms, one of which has fitted base cupboards, and a stylish 'Jack and Jill' shower room.
- The house is approached over a carriage driveway with a raised area of lawn and cherry tree. There is access to the rear of the house via a pair of double gates and a pedestrian gate to either side of the house.
- The detached double garage has two up and over doors and a pedestrian access to the side. To the rear is a kitchen with base cupboards and space for a cooker. An external staircase rises to the first floor where there is a balcony and a self contained studio flat which comprises a living/kitchen/bedroom and shower room.
- The established rear garden is principally laid to lawn interspersed with well stocked shaped beds and borders with evergreen hedging to the perimeter. The heated swimming pool is flanked by a paved terrace with a rajstone pool house accommodating the plant room and a changing room with sink and cloakroom. To one side of the pool is a water feature and there are rose beds with box hedging to the perimeter. To the rear is a dividing hedge and gateway which leads to a further area of lawn and compost area. There is a mains irrigation system in the garden.
- In the garden is the detached home office which has an office and adjoining cloakroom.
Directions
From Sevenoaks head north on the A225 into Otford Village. Turn right at the pond and follow the A225 towards Shoreham. Continue past Otford station and take the 4th right hand turning into Greenhill Road. Woodside Cottage will be found along on the left hand side.

Situation
• **Local Shopping:** Otford village with local shopping facilities, public houses, sports ground, children’s play area, and picturesque village pond. [www.otford.info](http://www.otford.info)
• **Comprehensive Shopping:** Sevenoaks, Tunbridge Wells and Bluewater Shopping Centre.
• **Mainline Rail Services:** Otford (approx. 0.5 of a mile) to Victoria and Blackfriars (City). Sevenoaks (3.5 miles) to London Bridge/Cannon Street/Charing Cross. [www.nationalrail.co.uk](http://www.nationalrail.co.uk)
• **Primary Schools:** Otford and Kemsing.
• **Grammar Schools:** Tonbridge, Tunbridge Wells, Maidstone & Wilmington for boys and girls in Dartford.
• **Private Schools:** St Michaels & Russell House Preparatory Schools in Otford. Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Solefields, Granville, New Beacon and Walthamstow Hall Preparatory Schools in Sevenoaks. Combe Bank School for Girls in Sundridge. [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education)
• **Sporting Facilities:** Woodlands Golf Club in Otford. The London Golf Club in Ash. Golf clubs in Sevenoaks include Wildernesse and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre. Better Body Shop Health Club at Bat and Ball.
• **Motorway Links:** J3, M25 & J2, M20 are about 6 miles away providing links to other motorway networks, Gatwick, Heathrow & Stansted airports and the Channel Tunnel Terminus. Ebbsfleet Eurostar terminal is about 15 miles away.

Services  Gas fired central heating. Mains gas, electricity, water and drainage.

House Tax Band ‘G’ – £2,543.70. Annexe Tax Band ‘A’ – £1,017.48.

Viewing
Strictly by appointment with Savills.

Important Notice
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AB/412072
Woodside Cottage, Otford
Gross internal area (approx.)

House - 375.5 sq m (4041 sq ft)

For identification only - Not to scale
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Woodside Cottage, Otford
Gross internal area (approx.)

- Garage / Annexe - 63.3 sq m (681 sq ft)
- Office - 18.2 sq m (195 sq ft)
- Pool House - 11.8 sq m (127 sq ft)

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