



6 Colets Orchard,  
Otford, Sevenoaks, Kent

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A beautifully maintained four bedroom detached home with planning permission for 2 storey rear/side extension

6 Colets Orchard is situated in an Area of Outstanding Natural Beauty, yet in the heart of the village and within close proximity to amenities, schools and Otford station for easy commuting to London.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**DOUBLE GARAGE**



**SOUTH FACING GARDEN**



**FREEHOLD**



**VILLAGE**



**1527 SQ FT**



**GUIDE PRICE  
£1,100,000**



### The property

A beautifully maintained home, with south facing rear garden and views over the North Downs to the front. Benefitting from planning permission granted in August 2022 (22/01608/HOUSE) which provides an exciting opportunity for any incoming purchaser to add a 2 storey side and rear extension to create a spacious kitchen/family room, utility room, garage/carport and principal bedroom comprising dressing room and ensuite.

Bright and spacious entrance hall boasting ample storage with a generous coat cupboard and understairs storage as well as an additional cupboard housing the boiler and water softener.

The heart of the home lies in the contemporary kitchen/dining room with Karndean flooring, featuring sleek white gloss units and stunning blue Silestone worktops. Soft close pan drawers and excellent storage throughout, complemented by an island unit. Integrated appliances include a wine fridge, double oven, ceramic hob, cookerhood, microwave, and

dishwasher, with space for a washing machine, tumble dryer, and American Style fridge/freezer. Natural light streams through the generous picture window in the dining area which can accommodate a large table and chairs.

Relax and entertain in the spacious dual aspect sitting room, featuring a beautiful stone mantle with gas fire, built-in bookshelves, and a beautiful outlook over the garden through the large picture window and direct access to the garden. A study overlooks the front, complete with built-in bookshelves.

Ground floor shower room comprising corner shower, heated towel rail, basin & WC.

The first floor has a generous landing with a large airing cupboard, leading to the principal bedroom with two sets of fitted wardrobes. Three further double bedrooms, all with built-in wardrobes, offer ample space for family and guests.



The family shower room comprises generous storage, a corner shower, WC, basin, and underfloor heating, while a separate WC and basin add convenience.

### Outside

The sunny, south-facing garden, offers a picturesque outlook bordered by the charming church wall. Entertain in style with a gazebo featuring decked flooring and two open sides (4.62 x 2.81/15'2" x 9'3"), complemented by a paved terrace, with a seating area covered by remote-controlled awning. The garden is predominantly laid to lawn with a feature tree, pretty rose beds, and mature shrubs.

Double garage with an electric up-and-over door and parking for 2-3 cars, complete with a side gate providing access to the garden.

### Location

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 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 just 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).



### Distances

- Otford station 0.2 miles,
- Sevenoaks town and station 3.3 miles

### Nearby Schools

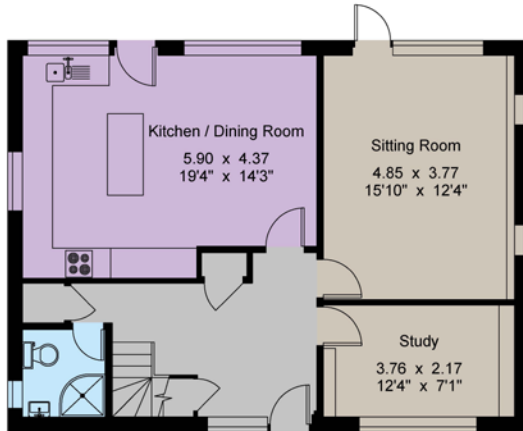
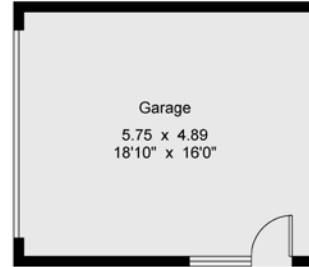
- Otford Primary School
- St Michaels Prep School
- Russel House
- Shoreham Village school
- Knole Academy
- Trinity School
- The Granville School
- Walthamstow Hall
- Sevenoaks School
- Radnor House
- The New Beacon
- Sevenoaks Preparatory School



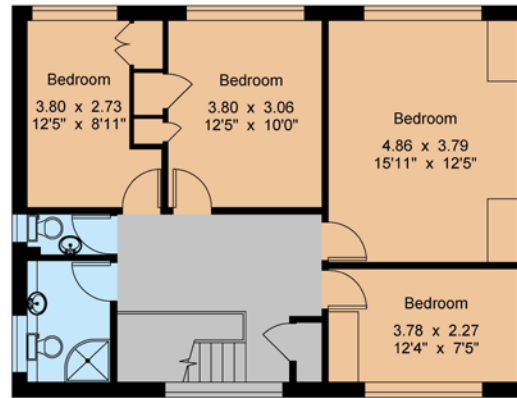


## 6 Colets Orchards

House - Gross Internal Area : 141.9 sq.m (1527 sq.ft.)  
Garage - Gross Internal Area : 28 sq.m (301 sq.ft.)



Ground Floor



First Floor



### Floorplans

House internal area 1,527sq ft (141.9 sq m)  
For identification purposes only.

### Directions

TN14 5RA

///What3words: vase.smoke.blur - brings you to the driveway

### General

Local Authority: Sevenoaks District Council

Services: Mains gas, water, electricity and drainage

Council Tax Band: G

EPC Rating: C

Mobile coverage/broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

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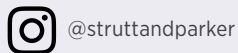
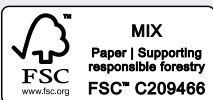
## Sevenoaks

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