



Waterside Cottage
High Street, Otford, Sevenoaks, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Waterside is an attractive semi-detached riverside family home with four bedrooms

An appealing property offering well-proportioned, versatile accommodation. Situated on the banks of the River Darent in the heart of a sought-after historic village, it is surrounded by the stunning Darent Valley countryside. The property benefits from easy commuting distance of major regional centres and the national motorway network.



3 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOMS



OUTSIDE



SOUTH-EAST FACING



FREEHOLD



VILLAGE



1,234 SQ FT



**GUIDE PRICE
£975,000**



The property

Waterside is a charming part-tile-hung and part-weatherboarded family home offering more than 1,200 sq ft of light-filled flexible living space arranged over two floors.

Configured to provide a lovely family and entertaining space, the ground floor accommodation flows from a welcoming conservatory opening into a part-wood-lined inner hall. It briefly comprises a generous sitting room with wooden flooring, full-height glazing overlooking the entrance conservatory, an exposed brick feature fireplace and French doors to the rear garden bordered by the River Darent. To the rear is a spacious wooden-floored kitchen/dining room with a range of wall and base units, complementary worktops and space for modern integrated appliances and for a good-sized table. The ground floor accommodation is completed by a well-proportioned bedroom and a modern fully-tiled family shower room.

Stairs rise from the inner hall to the first floor which provides three further double bedrooms, two with vaulted ceilings and the principal with built-in storage.

Outside

The property is approached over a fence-lined gravelled private driveway providing private parking and leading to a gate opening to a low-maintenance gravelled forecourt with decked seating area and well-stocked raised flowerbeds, paved stepping stones leading to the front door and conservatory beyond. The enclosed rear garden is laid mainly to lawn sloping down to the banks of a small lake-style area fed by a fast-flowing section of the River Darent, draining beneath a raised neighbouring property, and features numerous seating areas and a paved terrace seating area, ideal for entertaining and al fresco dining.



Location

Located on the River Darent, the picturesque 16th century village of Otford, a former winner of the Kent Village of the Year competition, is arranged around the smallest listed duck pond in England and has a good range of day-to-day amenities including numerous churches, local independent shopping, a convenience store, two public houses, cafés, a village hall, Post Office, restaurant, library, recreation ground with playground and sporting fields, event/meeting halls, a tennis club, popular nursery and primary schooling and two public schools.

Nearby Sevenoaks provides a comprehensive selection of shops, restaurants and supermarkets including Waitrose. The area offers a wide choice of recreational activities including a theatre, cinema, library, leisure centre with swimming pool and fitness suite, Hollybush Recreation Ground with its tennis courts, bowls, astroturf pitch, café and playground, walking routes including the North Downs Way, the 1,000-acre Knole Park, golf at Knole and Wildernesse and cricket at The Vine.

Otford station offers mainline rail services to central London in around 40 minutes and to Ashford International, the A21, A25, M26 and M25 for London and the coast give access to the motorway network and London Gatwick Airport offers a wide range of domestic and international flights. The area offers a wide range of independent schools including Russell House, St Michael's Prep, The Granville, Walthamstow Hall, Sevenoaks, Radnor House, The New Beacon and Sevenoaks Prep.



Distances

- Sevenoaks 3.2 miles
- London Gatwick Airport 26.5 miles
- Central London 32.3 miles

Nearby Stations

- Otford
- Dunton Green
- Shoreham

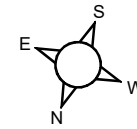
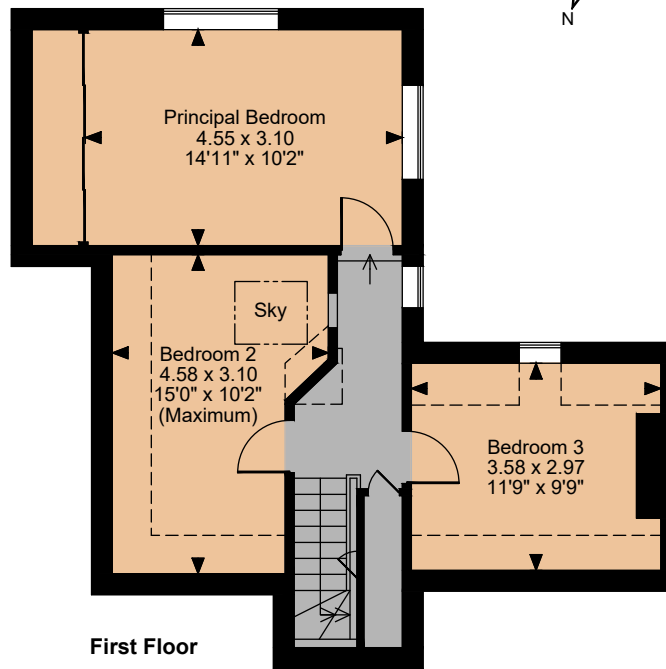
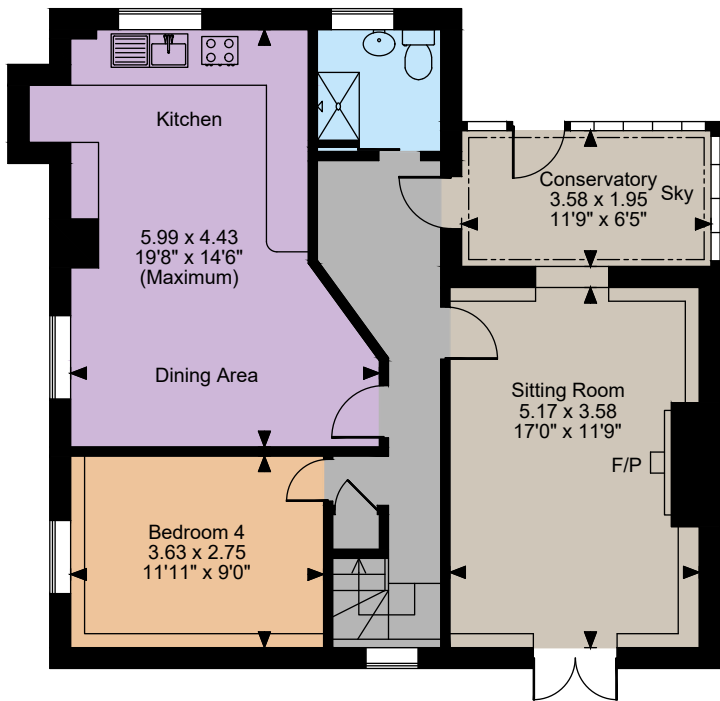
Key Locations

- Otford Heritage Centre
- Duck pond one-way system (Roundabout of the Year 2013)
- Darent Valley landscape
- North Downs Way
- Pilgrims' Way
- Hever Castle and Gardens

Nearby Schools

- Otford Primary School
- Russell House School
- Shoreham Village School
- Knole Academy
- Dunton Green Primary School
- St Michael's Prep
- Sevenoaks Primary School
- The Granville School
- Trinity School
- St John's CofE Primary School
- Walthamstow Hall
- Sevenoaks School
- Radnor House
- The New Beacon
- Sevenoaks Preparatory School





Floorplans

House internal area
Main House internal area 1,234 sq ft (115 sq m)
For identification purposes only.

Directions

TN14 5PH

///What3words: slope.swung.cave - brings you to the driveway

General

Local Authority: Sevenoaks

Broadband: Yes

Services: All mains including gas

Council Tax: Band F

EPC Rating: D

Fixtures and Fittings: TBC

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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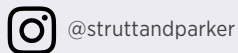
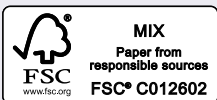
Sevenoaks

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