



Rye Lane

Otford, Sevenoaks, Kent, TN14 5LU

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A well presented detached bungalow with a driveway, garage, a good sized garden and lots of extension potential. The property is situated on a quiet lane 0.9 miles from Otford mainline Station and within walking distance of village amenities.

- Detached bungalow with excellent presentation
- 3 double bedrooms
- Good sized garden
- Garage & off-road parking
- Close to village amenities & great schools
- 0.9 miles to Otford Station
- Extension/development potential

PROPERTY

This charming bungalow was built in the 1930s and has been a cherished home for 58 years. It is a particularly bright property thanks to an extensive array of large windows and sunny orientation. The entrance door opens into a hallway with parquet flooring. The master bedroom is located on the right-hand side and is dual aspect and particularly spacious with a wonderful bay window overlooking the front garden. Bedroom 2 also boasts a bay window and stylish wood effect flooring. Bedroom 3 is currently set up as a dressing room but historically accommodated a double bed.

The living room and dining room have been knocked through into a semi-open plan space. The lounge area has deep pile carpets and a set of French doors that lead out on to the garden patio with an electric fireplace providing a nice focal point. The kitchen offers plenty of cupboard space and is over 21 feet in length with a range of timber wall



and base units. A granite worktop runs over incorporating a breakfast bar for informal dining. Fitted appliances include an electric double oven, fridge-freezer, dishwasher, electric hob and extractor. A door leads through to a utility/boot room which provides access out to the side of the property. The family bathroom has been converted into a modern wet room with stylish resin panelled walls. There is an Aqualisa shower, basin with integrated vanity storage and low level WC.

The property has mains gas central heating with a modern boiler and the windows are double glazed throughout. There is a huge loft space which is partly boarded for storage with a light and a pull down ladder.

It is a good sized property as it is but for those looking to add space and value to this fantastic home there is plenty of extension potential (subject to obtaining any necessary planning consents). Many of the neighbouring bungalows have been extended upwards into generous 2 storey homes.

OUTSIDE

The bungalow is approached across a block paved driveway which provides off road parking and leads to a detached garage. There is an attractive symmetrical front garden filled with a wide selection of shrubs and flowering plants with neat hedging and timber fencing to the borders and two areas of lawn.

The delightful back garden is west facing and features well stocked beds filled with a variety of herbaceous shrubs and plants. To the immediate rear of the property is a curved stone patio providing an ideal spot for al fresco entertaining and there is a good sized area of lawn with plenty of space for children to play. Further outbuildings include a timber shed and greenhouse. The total plot measure approximately 1/5th of an acre.



LOCATION

The property enjoys a highly desirable location on a quiet lane close to the centre of Otford, which is a picturesque village to the north of Sevenoaks with the only listed duckpond in the country at its heart. There are a variety of small shops, a café, several pubs, a restaurant and a 16th century church within the village. There is also a fantastic recreation ground with sports facilities including football pitches, a tennis court, cricket nets, fitness equipment and a playground for small children.

Sevenoaks Town Centre is 3.5 miles away and has a wide array of boutique shops, cafes and restaurants, the Stag Theatre and Cinema and a leisure centre with swimming pool. There is a large Sainsburys and Aldi approximately 1.7 miles away and also a Tesco Superstore in Riverhead 1.8 miles away.

Otford's mainline railway station is 0.9 miles away and has been recently improved offering fast rail services to London Bridge (31 minutes), London Waterloo East (36 minutes), London Charing Cross (40 minutes) and London Victoria (41 minutes). There are also direct services to St Pancras International and Ashford International from Otford. Access to the M25 (junction 5) and A21 can be found at the Chevening interchange approximately 3 miles away which leads to the major motorway network providing easy access to Gatwick Airport, Channel Tunnel Terminus, the south coast and the excellent Bluewater shopping centre.

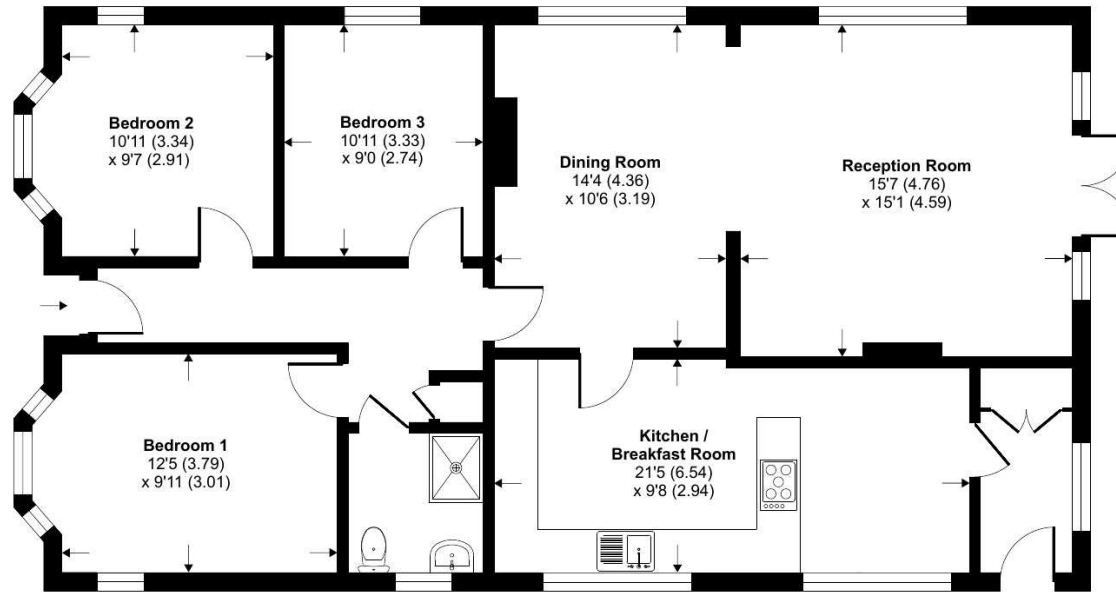
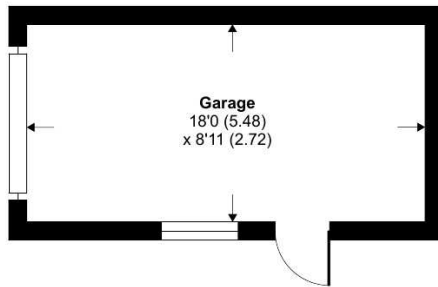
Schooling is excellent with many highly regarded primary, private and grammar schools nearby including Otford village primary school as well as St. Michael's and Russell House Preparatory schools. There are also buses to the grammar schools stopping close by.





Rye Lane, Otford, Sevenoaks, TN14

Approximate Area = 1135 sq ft / 105.4 sq m
Garage = 160 sq ft / 14.8 sq m
Total = 1295 sq ft / 120.2 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Humberts. REF: 1173174

TENURE

Freehold.

SERVICES

All main services are connected.

LOCAL AUTHORITY

Sevenoaks District Council. Tax Band F.

ENERGY PERFORMANCE CERTIFICATE

Energy Rating D.

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