



A CHARMING HOME OF CHARACTER SET IN DELIGHTFUL GROUNDS

ST. MICHAELS DRIVE, OTFORD, SEVENOAKS, KENT, TN14 5SA

Unfurnished, £2,950 pcm + fees and other charges apply.*

Available from 14/08/2019

- Spacious and characterful family home • Elevated position with superb views • Desirable private road in Otford
- Gardening included • Approx. 0.6 miles to Otford station • St. Michael's Prep School 0.2 miles • EPC Rating = D • Council Tax = G



Description

An attractive detached family home of charm and character, set back in an elevated position with wonderful far reaching views. Internally, the property offers well proportioned and flexible accommodation whilst externally the gardens act as a delightful backdrop to the house.

Opening into the entrance hall, the triple aspect living room enjoys an outlook to both the front and rear gardens. The room centres around the marble fireplace and there is also access to the rear garden. Both the formal dining room and versatile study also enjoy an outlook to the rear garden. The family room features a high vaulted ceiling with exposed ceiling timbers and skylight windows. It also benefits from a bank of fitted storage cupboards and additional access to the front. From the family room there is access to the separate mud room/utility room with a door opening to the rear of the house.

The spacious kitchen and breakfast room is fitted with a comprehensive range of wall and base cupboards and a selection of appliances.

Rising to the first floor, the master bedroom benefits from a bank of fitted wardrobes and a well appointed en suite shower room. There are three further bedrooms, one of which has built-in wardrobes and a fitted vanity unit with wash basin. The modern family bathroom comprises a bath with shower over, pedestal wash basin, heated towel rail and W.C.

Externally the property is approached over a carriage driveway, providing ample parking, and flanked by areas of lawn. There is a stone wall with herbaceous beds to the border and steps leading up to the front entrance with a paved terrace. A side pathway from the front garden leads to a pedestrian gate opening to the fenced portion of the front terrace, which extends to the side of the property and lends itself for al fresco dining. A paved pathway leads round to the rear of the property with an adjoining area of lawn. Mature hedging to the border provides a high degree of privacy.

Located on the other side of St. Michaels Drive (opposite the house) is a detached double garage with parking to the front.



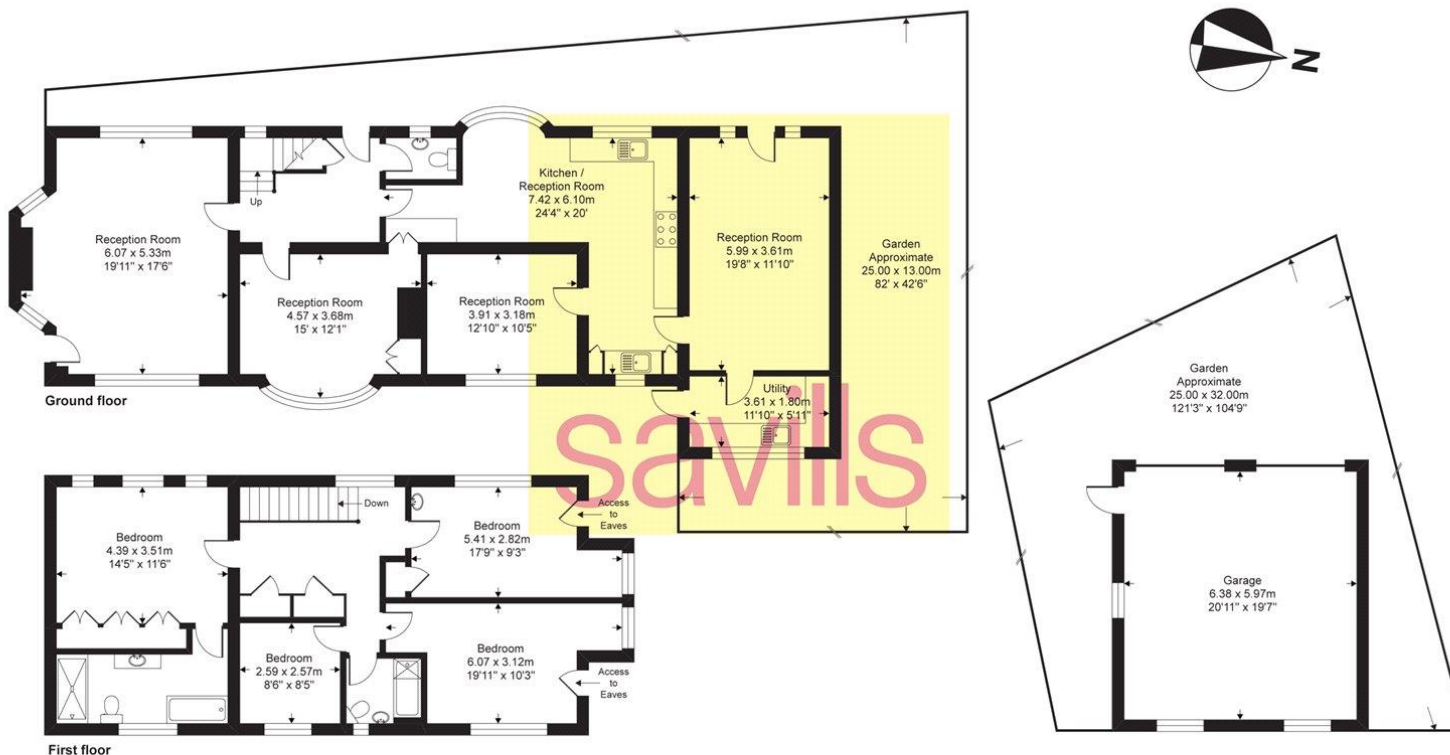
St. Michaels Drive, Otford, Sevenoaks, TN14

Gross internal floor area (approx):

255.9 sq m / 2755 sq ft (Includes Garage)

For Identification only - Not to scale

Niche Communications



Situation

This property is set in an elevated position within a private road in the popular village of Otford, nestled at the foot of the beautiful North Downs. Otford provides a Post Office, general store, primary school, two preparatory schools, two public houses, a restaurant, tea shops, Sainsburys and Homebase. It also benefits from a mainline station servicing London Victoria, an active community centre and a tennis club.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.

FLOORPLANS

Gross internal area: 2755 sq ft, 255.9 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190524MEHE

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

Sevenoaks Lettings

Olivia Thomas
 othomas@savills.com
 01732 789 760

[savills.co.uk](https://www.savills.co.uk)