



CHARMING FAMILY HOME SET WITHIN DELIGHTFUL GARDEN

FAIRACRE WOOD, SHOREHAM ROAD
OTFORD, KENT TN14 5RN

Guide Price £1,250,000, Freehold

savills

WITH PLANNING PERMISSION TO DEMOLISH AND REBUILD, LOCATED 0.4 OF A MILE FROM THE STATION

- Charming and attractive home
- Planning to develop: 18/03100/FUL
- Otford station - 0.4 miles
- Well proportioned
- 4 Bedrooms • 2 Bathrooms • 3 Receptions
- Delightful gardens
- Garage, workshop & summer house
- EPC Rating = E
- Council Tax = G

Situation

Fairacre Wood is located on the edge of the popular village of Otford and is in an Area of Outstanding Natural Beauty. Otford has a good range of local amenities including Post Office, general store and four public houses. Sainsburys Superstore and Homebase are about 1.9 miles away.

Comprehensive Shopping: Sevenoaks (3.8 miles) offers supermarkets and high street shops. Tunbridge Wells and Bluewater Shopping Centre near Dartford.

Primary Schools: Various in Sevenoaks, Seal, Sundridge and Otford. Secondary Schools: Weald of Kent Girls Grammar, Knole Academy and Trinity Schools in Sevenoaks. Weald of Kent and Tonbridge Girls Grammars and Judd Boys Grammar schools in Tonbridge. Tunbridge Wells Girls and Boys Grammar Schools and the Skinners Boys Grammar School in Tunbridge Wells.

Private Schools: Sevenoaks, Tonbridge, Walthamstow Hall and Sackville Secondary Schools. Sevenoaks, Solefields, Walthamstow Hall and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge. Fosse Bank in Hildenborough. The Schools at Somerhill, Hilden Oaks and Hilden Grange in Tonbridge.

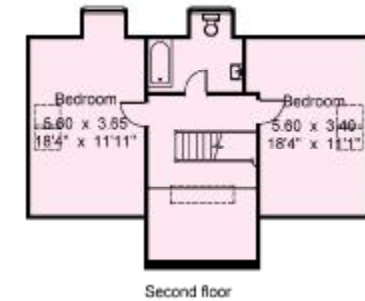
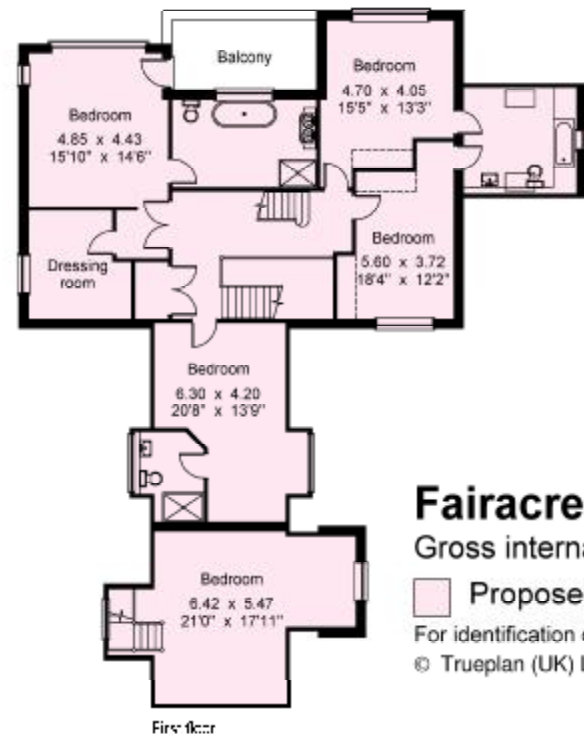
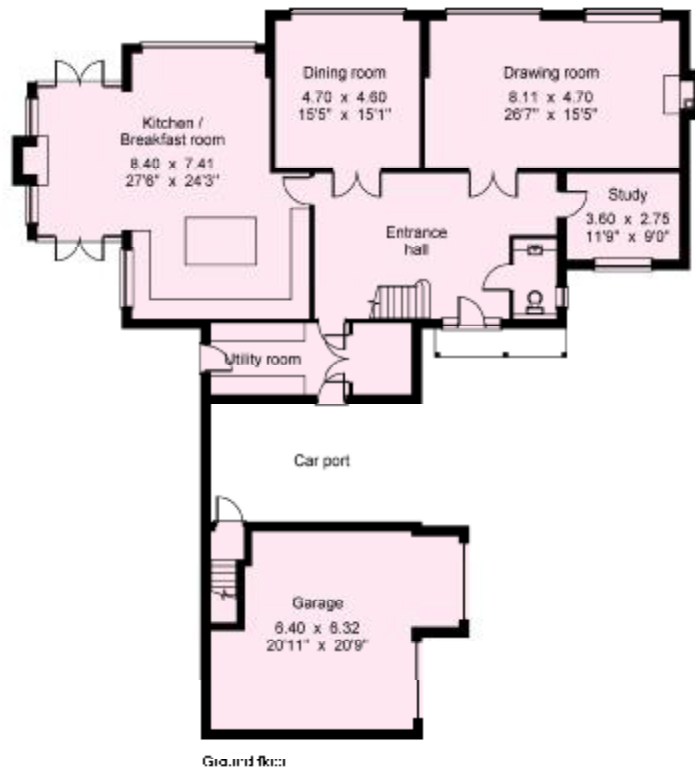
Sporting Facilities: Woodlands Golf Club in Otford. Golf clubs in Sevenoaks include Wildernesse and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre.

Motorway Links: The Chevening interchange gives access to the M25, Gatwick and Heathrow Airports and the Channel Tunnel Terminus.

Description

Fairacre Wood is a charming detached family home believed to date from the 1920s with well proportioned accommodation arranged over two floors. Features include high ceilings, brass door furniture, attractive fireplaces, arched detailing over some doors, parquet flooring in the hall, tiled sills and radiator covers. Of particular note are the beautiful gardens which provide an attractive backdrop with views towards the North Downs. The property is also well located within 0.4 of a mile to Otford Station. There is planning permission to demolish the existing house and build a replacement dwelling: 18/03100/FUL





Fairacre Wood

Gross internal area (approx.)

Proposed House - 483.0 sq m (5199 sq ft)

For identification only - Not to scale

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- An attractive entrance porch opens to an impressive double height entrance hall with stairs rising to the galleried landing. There is a shower room with wc located in the rear hall.
- The principal reception rooms comprise a drawing room, sitting room and dining room, all of which are double aspect. The drawing room and dining room have direct access to the side garden.
- The kitchen/breakfast room is fitted with a comprehensive range of wall and base units with work surfaces incorporating a double sink and extending to provide a breakfast bar for informal dining. Appliances include a Bosch double oven, electric hob and space for fridge, freezer, dishwasher, washing machine and tumble drier.
- The galleried landing has a number of shelved cupboards and a fitted bookcase, and access to a loft space.
- The master bedroom is double aspect with an outlook over the side and rear with a well appointed en suite bathroom.
- There are three further bedrooms, all having an attractive outlook over the gardens, two have connecting doors, one of these has a walk-in storage cupboard.
- A generous family bathroom with corner bath, W.C., bidet and pedestal wash basin completes the accommodation.
- The house is approached via double wrought iron gates over a brick block driveway flanked by raised lawns. There is parking to the front of the house and, located to the side, is the detached double garage with power and light connected.
- The delightful gardens are principally laid to lawn interspersed with a variety of specimen trees and shrubs. There are stone edged raised shaped beds, well stocked with shrubs and flowers. To the rear is a timber summerhouse with power and lighting connected, and a small orchard with a number of fruit trees and a fruit cage. To one side of the house is a workshop with power, light and heating, and a paved terrace with raised beds and seating.

•Planning Permission - 18/03100/FUL | Replacement dwelling. Formation of new site access | Fairacre Wood Shoreham Road Otford TN14 5RN

Tenure

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

Local Authority Sevenoaks District Council

Outgoings Tax Band 'G'

Directions

From Sevenoaks head north on the A225 into Otford Village. Turn right at the pond and follow the road up the hill past the station. Continue around the left hand bend and Fairacre Wood can be found after about 0.3 of a mile on the right hand side by the turning to Greenhill Road.

FLOORPLANS

Gross internal area: 2433 sq ft, 226 m²

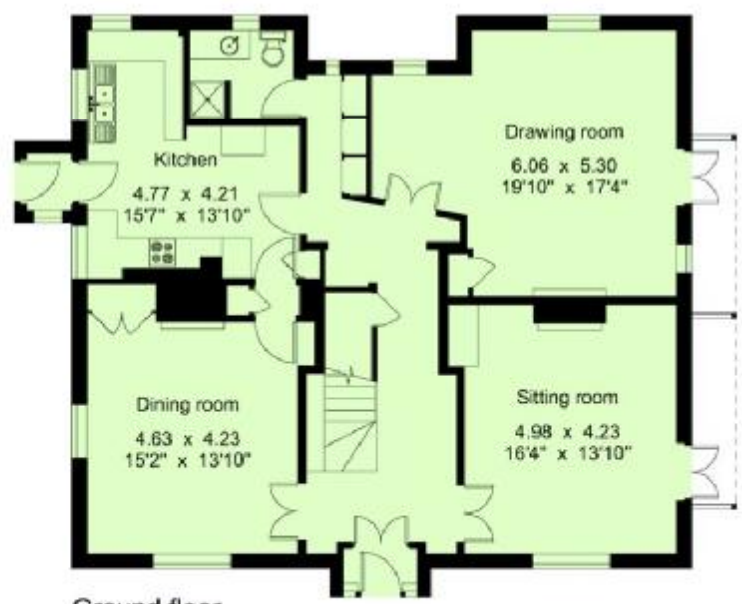
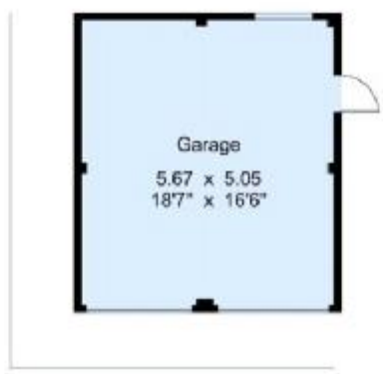


Fairacre Wood, Otford

Gross internal area (approx.)

- House - 226.1 sq m (2433 sq ft)
- Garage - 28.6 sq m (307 sq ft)

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Ground floor



First floor

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Energy Efficiency Rating	
Energy Efficiency Rating	73
Environmental Impact Rating	44