

## **Gargirita**

30 Greenhill Road, Otford, Sevenoaks, Kent TN14 5RS



***Imposing and striking residence of excellent proportions with self contained flat, set in landscaped gardens of 0.7 of an acre situated in a private road on the edge of Otford***

### **ACCOMMODATION**

Reception Hall, Drawing Room, Dining Room, Study, Kitchen/Breakfast/Family Room, Playroom, Cloakroom, Utility Room

Master Suite, Four further Bedrooms with En Suite facilities

Gym, Cinema with Kitchenette, Cloakroom

Studio Flat with Shower Room

Double Garage, Summerhouse

South Facing Landscaped Gardens

Total plot 0.73 of an acre

**EPC = B**

**VIEWING** Strictly by appointment with Savills on 01732 789700.

If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



## Description

Gargirita is an impressive Queen Anne style residence of excellent proportions, completed in 2016 and finished to an exceptionally high standard throughout. Features include Chambers kitchen and fitted wardrobes, bespoke cabinets and wardrobes by Paul Riches furniture, Elan G Home control and automation with in-ceiling speakers and external speakers on the south facing terrace, under floor heating to all floors, stone and marble tiled floors and air conditioning to some rooms. Also of note is the self contained flat located over the double garage. The property sits within established landscaped gardens, with a south facing rear terrace and brick summerhouse. In total the area amounts to about 0.7 of an acre.

- A wide front door opens to the spacious reception hall which features an impressive imperial staircase rising to all floors with metal and chrome banisters, and access to a stylish cloakroom.
- The principal reception rooms provide excellent areas for formal entertaining. The double aspect drawing room has an attractive bespoke display cabinet, a stone fireplace with gas fire and double doors opening to the rear terrace. The dining room has an outlook to the front.
- The striking kitchen/breakfast/family room is a superb area for modern family living, with an outlook and doors opening to the rear terrace. The Chambers walnut kitchen comprises a range of wall, base and full height cupboards with a matching island unit. Granite work surfaces incorporate a 1½ bowl sink and Quooker instant hot tap. Gaggenau appliances include 2 ovens and an induction hob, combination steam oven, microwave grill, American style fridge freezer, wine fridge and dishwasher.
- The elegant study has a range of fitted office furniture including a desk and a stone fireplace with gas fire.
- A playroom/second study has an outlook to the side and a fitted cupboard.
- The utility room has fitted storage cupboards, a sink and space for appliances. There is access to outside and a plant room.
- The spacious galleried landing has two storage cupboards and access to the second floor.
- The master suite comprises a bedroom with an outlook over the rear garden, an exceptional dressing room with extensive wardrobes and shelved cupboards and dressing table, and an impressive en suite bathroom with a walk-in shower, his and hers vanity unit, W.C. and bidet.
- There are four further bedrooms on this floor, all well proportioned and served by stylish en suite bath or shower rooms.
- Arranged over the second floor is a cinema room with surround sound and a built-in bar area with sink and two wine fridges. The gym has wood flooring, air conditioning and is wired for TV and sound distribution.
- The house is approached via impressive wrought iron gates and brick pillars which are electrically operated over a brick block drive, providing ample parking for a number of cars.
- The detached double garage has two electrically operated doors with power and lighting connected.
- The self contained flat is located to the first floor of the garage and features a well proportioned studio room with wardrobes, a well appointed kitchen and a modern shower room.
- The gardens to the front comprise raised borders to the perimeter and box ball edge lawn to one side.
- To the rear is a generous south facing paved terrace with a barbeque area, lighting and external speakers, and provides a superb area for al fresco entertaining. Imperial steps lead to a further terrace area and the lawn which extends to the far boundary. There is established evergreen hedging to the perimeter and raised well stocked beds to one side. Within the garden is an attractive brick summerhouse with a veranda to the front and brick compost bins to the side, there is also an irrigation system. In total the area amounts to about 0.7 of an acre.







### Situation

- **Local Shopping:** Otford village with local shopping facilities, public houses, sports ground, children's play area, and picturesque village pond.
- **Comprehensive Shopping:** Sevenoaks, Tunbridge Wells and Bluewater Shopping Centre.
- **Mainline Rail Services:** Otford (approx 0.7 of a mile) to Victoria and Blackfriars. Sevenoaks (4.1 miles) to London Bridge/Cannon Street/Charing Cross. [www.nationalrail.co.uk](http://www.nationalrail.co.uk)
- **Primary Schools:** Otford and Kemsing.
- **Grammar Schools:** Various in Tonbridge & Tunbridge Wells.
- **Private Schools:** St Michaels & Russell House Preparatory Schools in Otford. Various in Sevenoaks, Tonbridge and Sundridge.
- **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.

**Directions**

From Sevenoaks head north on the A225 into Otford village. Turn right at the pond and follow the A225 towards Shoreham. Continue past Otford station and take the fourth right hand turning into Greenhill Road. Continue forward and after about 0.2 of a mile, Gargirita is on the right hand side.

**Services**

Gas fired central heating. All mains services connected.

**Outgoings**

Sevenoaks District Council – 01732 227000.

**Important Notice**

Savills, their clients and any joint agents give notice that:

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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. Purchasers must satisfy themselves by inspection or otherwise.

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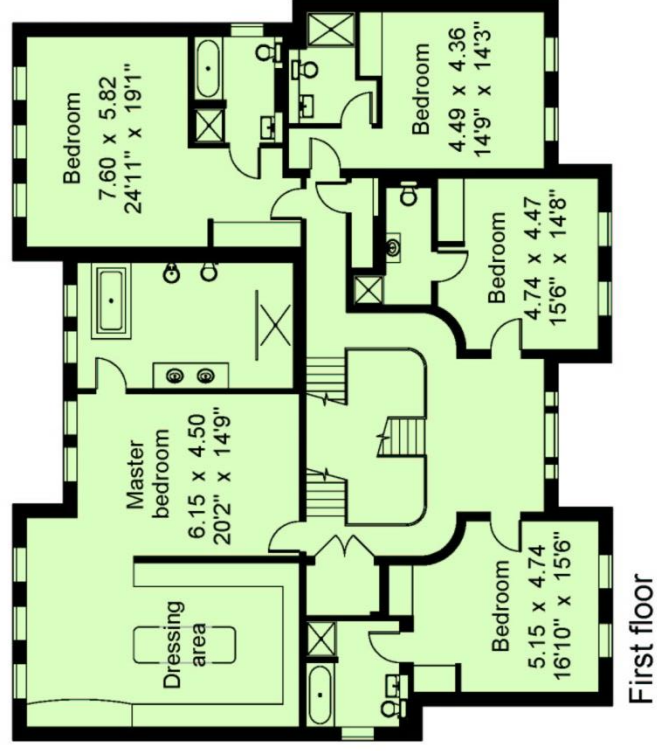
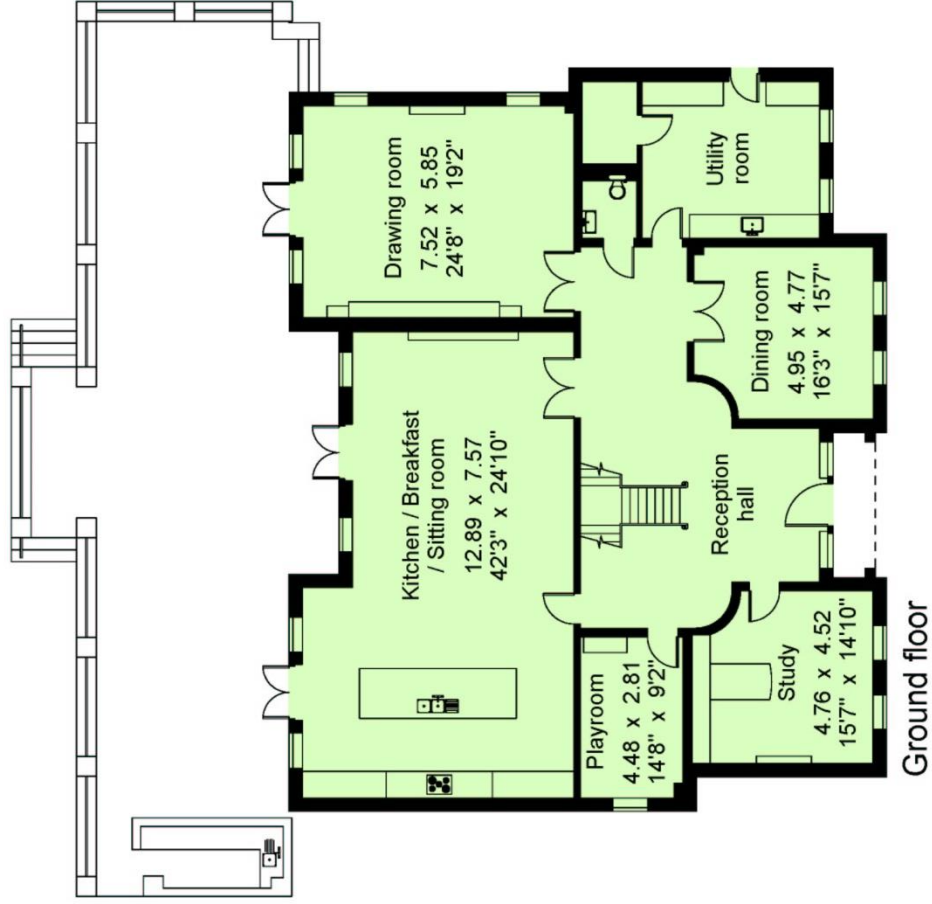
## 30 Greenhill Road, Otford

Gross internal area (approx.)

- House - 704.4 sq m (7582 sq ft)
- Summerhouse - 14.8 sq m (159 sq ft)
- Garage - 112.7 sq m (1213 sq ft)

For identification only - Not to scale

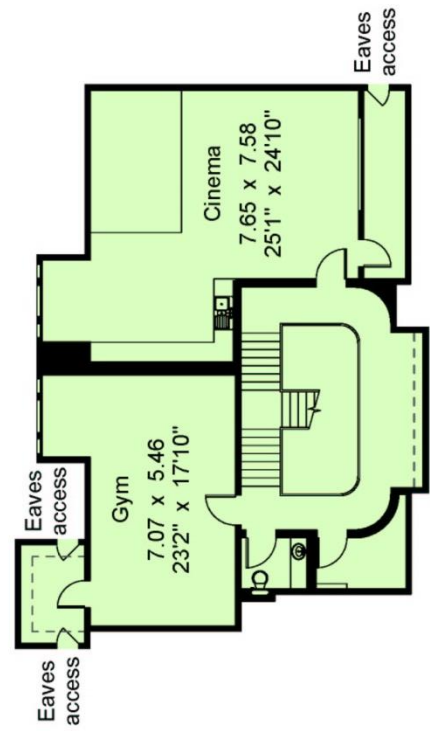
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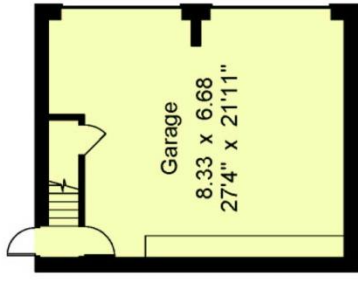
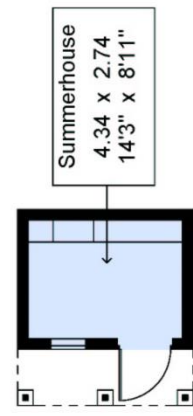
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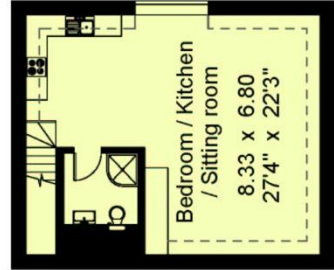
----- Restricted height



Second floor



Ground floor



First floor