



STRIKING NEW BUILD FAMILY HOME FINISHED TO A HIGH SPECIFICATION

83B PILGRIMS WAY WEST
OTFORD, TN14 5JL

Guide Price £800,000, Freehold



LOCATED WITHIN THIS POPULAR VILLAGE

- Impressive new build family home
- Built by Portfolio Homes
- 10 year new build guarantee
- Popular village location
- Otford station - 1.1 miles
- Finished to a high specification
- Versatile accommodation
- 4 Bedrooms • 4 Bathrooms • 2 Receptions
- Landscaped gardens
- Off road parking
- EPC Rating = To be confirmed
- Council Tax = G

Situation

- Comprehensive Shopping: Sevenoaks (approx. 3.9 miles), Tunbridge Wells and Bluewater Shopping Centre. Otford High Street (approx. 0.6 miles)
- Mainline Rail Services: Otford Station (approx. 1.1 miles) London Victoria. Dunton Green (approx. 2.1 miles) and Sevenoaks (approx. 3.5 miles) to London Bridge/Charing Cross/Cannon Street.
- Primary Schools: Otford, Dunton Green, Chevening, Riverhead and Sevenoaks.
- Secondary Schools: Knole Academy, Weald of Kent Grammar and Trinity Schools in Sevenoaks. Several in Tonbridge and Tunbridge Wells.
- Private Schools: St Michael's and Russell House Prep Schools in Otford. Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. The Granville, Sevenoaks, Walthamstow Hall, Solefields, Schools at Somerhill, Tonbridge and New Beacon Prep Schools. Radnor House in Sundridge.
- Leisure Facilities: Wildernesse and Knole Golf clubs in Sevenoaks. Nizels Golf & Country Club in Hildenbrough. Sevenoaks Leisure Centre. Cricket, Hockey, Football and Rugby in the Vine area of Sevenoaks.
- Communications: Junction 5 of the M25 provides access to the motorway network, Gatwick and Heathrow Airports and the Channel Tunnel.

Description

83b Pilgrims Way West is an impressive newly completed family home finished to a high specification with contemporary styling throughout. The versatile accommodation is arranged over two floors and has the benefit of a ground floor bedroom suite. Also of note is the impressive glass atrium in the entrance hall and roof light in the kitchen allowing light to flood the space. The landscaped gardens surround the property and there is ample parking for a number of cars to the front.



- The front door opens to the striking entrance hall with glass atrium and full height window. There is a double storage cupboard, stairs rising to the first floor, under stairs cupboard and access to the stylish cloakroom.
- The double aspect sitting room has sliding doors to the south facing terraces and provides an ideal area for entertaining.
- The impressive kitchen/dining/family room has sliding doors to the south facing terrace and roof lights over the kitchen area, and provides a wonderful area for modern family living. The kitchen is fitted with a comprehensive range of wall and base units by Stonehams with quartz work surfaces. Appliances include double oven, microwave, induction hob with extractor fan over, dishwasher and fridge freezer.
- The adjoining utility room has fitted storage cupboards, space for appliances and access to the rear garden.
- The guest bedroom, arranged on the ground floor has an outlook to the front, a dressing room and well-appointed en suite shower.
- The part galleried first floor landing has an outlook to the front.
- The master suite comprises a bedroom with an outlook to the front, a dressing room and a contemporary en suite shower room with skylight window.
- There are two further bedrooms, one has a skylight window and the second has an outlook to the front and served by a modern en suite shower room.
- A well-appointed family bathroom completes the accommodation.
- The house is approached over a shared drive which leads to the double wooden gates and private drive. The drive provides parking for a number of cars.
- The gardens surround the property and are predominantly laid to lawn with paved paths and a generous south facing terrace. There are raised beds around the perimeter together with pleached laurel trees and close boarded fencing.

Tenure

Freehold

Services

Under floor heating to the ground floor reception rooms and kitchen. Radiators to the ground floor bedroom and the first floor. Solar Panels. All mains services.

Local Authority

Sevenoaks District Council - 01732 227000

Outgoings

Tax band 'G' – Charge for 2018/2019 = £2,986.49.

Directions

From Sevenoaks head north on the A225 towards Otford. On reaching Otford pond turn left onto the High Street which then becomes Pilgrims Way West. Continue for about 0.7 of a mile where the drive for 83b Pilgrims Way West will be found on the left. Turn up this drive and continue straight ahead where the property will be found at the end on the right.

Viewing

Strictly by appointment with Savills.



FLOORPLANS

Gross internal area: 1827 sq ft, 169.7 m²

