



## A CHARMING FAMILY HOME WITH SCOPE TO UPDATE AND REFURBISH

---

CRADLEBUSH,  
47 GREENHILL ROAD, OTFORD, KENT, TN14 5RR

savills



## SET IN A SUPERB ELEVATED POSITION WITH OVER 2 ACRES AND FAR REACHING SOUTHERLY VIEWS

**CRADLEBUSH, 47 GREENHILL ROAD, OTFORD,  
KENT, TN14 5RR**

Entrance hall ♦ three reception rooms ♦ kitchen/breakfast room  
♦ utility room ♦ cloakroom ♦ five bedrooms ♦ family bathroom  
♦ two garages ♦ gardens ♦ woodland

### Situation

- Cradlebush is conveniently situated for Otford station, local schools and shops, yet set back in a peaceful location.
- Comprehensive Shopping: Sevenoaks High Street (4.1 miles) offers a number of popular shops, restaurants and public houses. There are also a number of supermarkets (from 2.2 miles). Additionally, there is Tunbridge Wells and Bluewater Shopping Centre.
- Mainline Rail Services: Otford station (0.8 miles), Bat and Ball (2.8 miles) and Sevenoaks station (4.7 miles) to London Bridge/Charring Cross/Cannon Street.
- Primary Schools: Otford (1.1 miles). Various in Dunton Green, Kemsing and Sevenoaks.
- Preparatory Schools: Russell House (0.7 miles), St Michaels (1.1 miles). Various in Sevenoaks.
- Secondary Schools: Knole Academy, Trinity and Weald of Kent Grammar Schools in Sevenoaks. Judd Boys Grammar, Weald of Kent and Tonbridge Girls Grammars in Tonbridge. Tunbridge Wells Boys and Girls Grammars and Skinners Boys Grammar in Tunbridge Wells.
- Secondary Schools: Walthamstow Hall, Sevenoaks, Sackville and Tonbridge Public Schools.
- Leisure Facilities: Otford Tennis Club. Golf clubs in the local area include Wildernesse and Knole. Sevenoaks leisure centre. Hockey, football, rugby and cricket in the Vine area of Sevenoaks. Nizels Golf and Fitness centre in Hildenborough. Poult Wood Golf Club, Tonbridge
- Motorway Links: The M20 at Wrotham Heath gives access to the M25, Gatwick and Heathrow Airports and the Channel Tunnel Terminus.
- Please note, all distances are approximate.

### Description

Cradlebush 47 Greenhill Road is a charming family home dating from the late 1920s and owned by the current family for over 40 years. The house provides an excellent opportunity for the incoming purchaser to refurbish, update and remodel subject to the necessary building regulations. Of particular note is the elevated position which allows the far reaching southerly views to be enjoyed from the house and the grounds.





- The front door has an attractive covered porch and leads to the hall with exposed wooden flooring, a cloakroom, stairs rising to the first floor and an under stairs cupboard.
- There are three reception rooms, all with wonderful far reaching views. The impressive sitting room is triple aspect with a large bay window to the side, a window seat and a fire place with gas fitment. The dining room has direct access to the rear terrace and there is a study which is double aspect.
- The kitchen/breakfast room has a view to the rear garden and is fitted with a range of storage cupboards and a larder. There is an electric oven and space for a fridge freezer. An adjoining side porch has access to the outside and a utility room with storage and space for appliances.
- There are five bedrooms on the first floor, four with superb southerly views. Three also have fitted or built-in wardrobes.
- The family bathroom has an airing cupboard and completes the accommodation.
- The house is approached over a long drive which leads to the parking area and two detached garages.
- The gardens are principally laid to lawn with established and well stocked beds and borders. There is a terrace to the south providing an ideal area for outside entertaining and to enjoy the views. A path leads around to the rear garden where a greenhouse is located. The lawns leads to the woodland area which is planted with deciduous and evergreen trees, and a level area where a tennis court was once located.

#### Directions

From our Sevenoaks office, head north on the High Street, and continue straight over at the traffic lights. Continue straight on, past the Vine on the right and proceed down St John's Hill, passing a parade of shops on the right. At the bottom of the hill immediately after passing a parade of shops on the left, continue straight over the traffic lights onto the A225, Otford Road. At the first roundabout take the first exit and continue on to the second. Here, take the second exit onto A225, Station Road. Follow station road, passing Otford station on the right and Greenhill Road will be found shortly on the right. Continue to the end of the road where it bears right, Cradlebush can be found on the left hand side.

#### Local Authority:

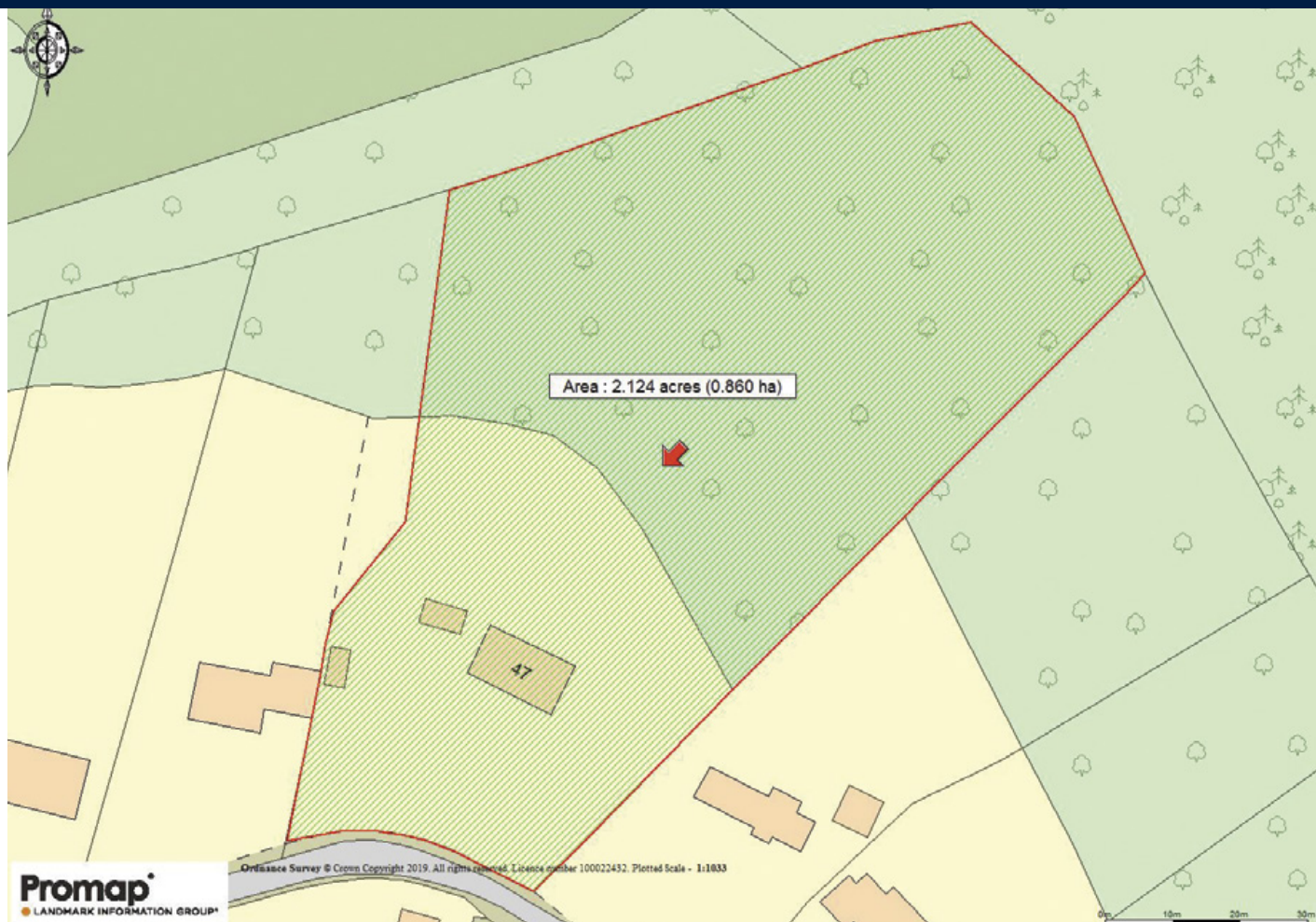
Sevenoaks District Council – 01732 227000

#### Outgoings:

Band 'G' Charges for 2019/2020 £ 3147.24

#### Viewing:

Strictly by appointment with Savills



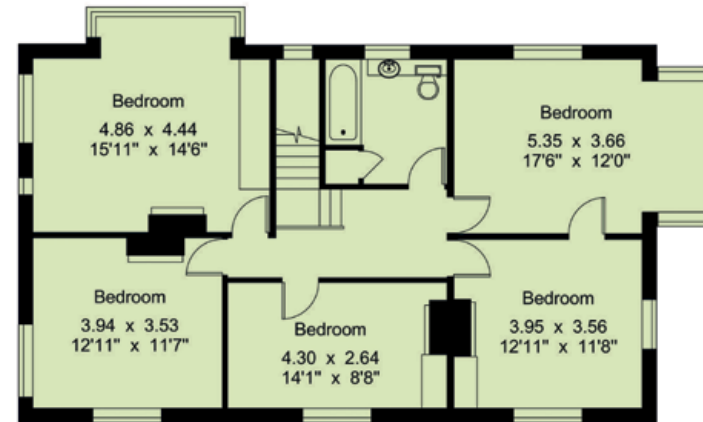
## Cradlebush, Otford

Gross internal area (approx.)

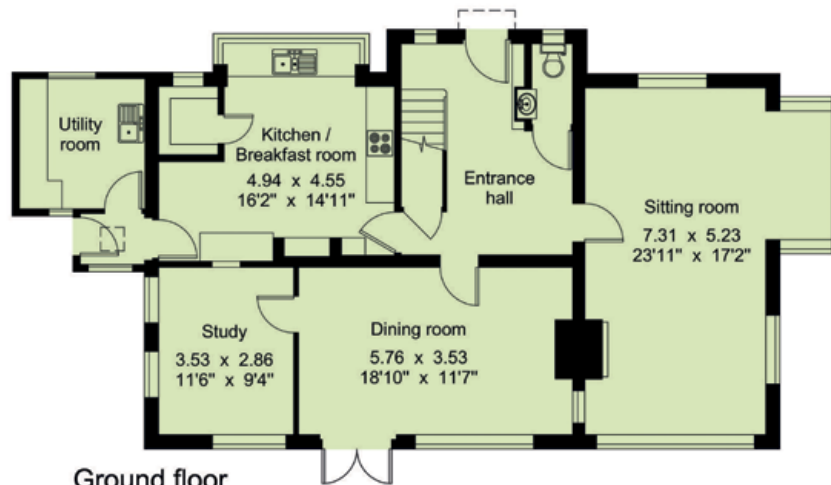
- House - 215.8 sq m (2322 sq ft)
- Garage - 18.7 sq m (201 sq ft)
- Garage - 33.2 sq m (357 sq ft)

For identification only - Not to scale

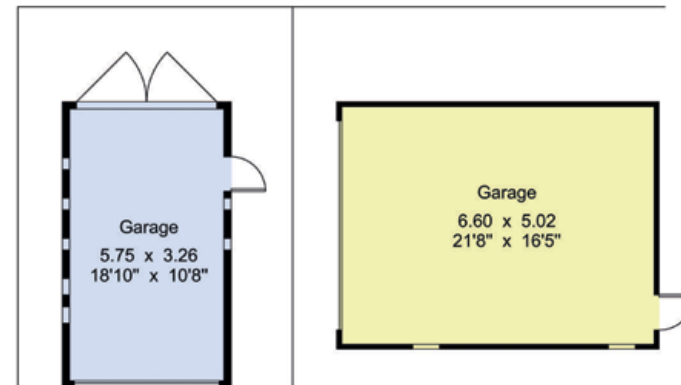
© Trueplan (UK) Limited



First floor



Ground floor



Savills Sevenoaks  
sevenoaks@savills.com  
01732 789 700

savills.co.uk

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. Purchasers must satisfy themselves by inspection or otherwise. 91026021 Job ID: 132178 User initials: AB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC