

Swiss House  
Shoreham Road  
Otford



Strutt  
& Parker

Land and property. Since 1885.

A striking, unique detached family house providing extensive and versatile accommodation with delightful gardens in a highly sought-after Otford setting.

#### The Property

Swiss House is a well-proportioned property extending to over 2,100 sq ft, arranged over two floors. The house offers well-balanced and versatile accommodation with mid-century influences, now providing clear scope for updating and enhancement to suit modern living.

The ground floor accommodation flows from a welcoming reception hall, which provides access to the principal reception rooms. These include a generous sitting room, centred around a substantial stone fireplace and benefitting from wide windows that draw in natural light while enjoying views across the gardens. Sliding doors open into the sun room, a particularly light-filled space with extensive glazing and direct access to the terrace, ideally positioned to take full advantage of the outlook. Adjacent to the sun room is the formal dining room, which connects to a good-sized kitchen via a serving hatch. The kitchen is supported by a larder and separate utility room. The study is neatly tucked out the way providing ideal work from home functionality. The spacious games room, which can also function as an integral garage, provides flexibility for a variety of uses.

On the first floor, there are four well-proportioned bedrooms, one of which is currently used as a craft room. The principal suite includes a dressing room and en suite bathroom, while the remaining bedrooms are served by a family bathroom. There is also easy walk-in access to extensive useful eaves storage.



#### Outside

The property is set well back from the road and approached via a sweeping private driveway, providing ample parking and leading to a double garage. The gardens are a particular feature, being beautifully maintained and extending to all sides of the house. They comprise expansive lawns, well-stocked herbaceous borders and a variety of mature trees and shrubs, creating a high degree of privacy. A paved terrace provides an ideal setting for outdoor entertaining, overlooking an ornamental pond and the wider grounds.

#### Location

Otford is a highly regarded and picturesque village, set within the Kent Downs Area of Outstanding Natural Beauty and surrounded by rolling countryside and scenic walking routes. The village offers a good range of everyday amenities, including a village shop, Post Office, cafés, traditional public houses and local services, together with a primary school and recreational facilities. More extensive shopping, leisure and cultural amenities are available in nearby Sevenoaks, approximately three miles to the south, with further facilities in Tonbridge and Orpington. The area is particularly well known for its excellent schooling, including Otford Primary School, as well as a number of highly regarded independent schools such as St Michael's Prep and Russell House, with further notable secondary school options in Sevenoaks, Tonbridge and the surrounding area. Transport connections are excellent, with Otford station providing regular services to London Victoria, London Blackfriars and London Charing Cross. The A21 and M25 (Junction 5) are also easily accessible, offering convenient links to central London, Gatwick and Heathrow airports, and the wider motorway network.

Postcode region: TN14

#### General

Local Authority: Sevenoaks District Council  
Services: Mains electricity, gas, water and drainage  
Council Tax: Band G  
EPC Rating: D  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,134 sq ft (198 sq m)

4 reception rooms

4 bedrooms

2 bathrooms

Garage

Substantial gardens

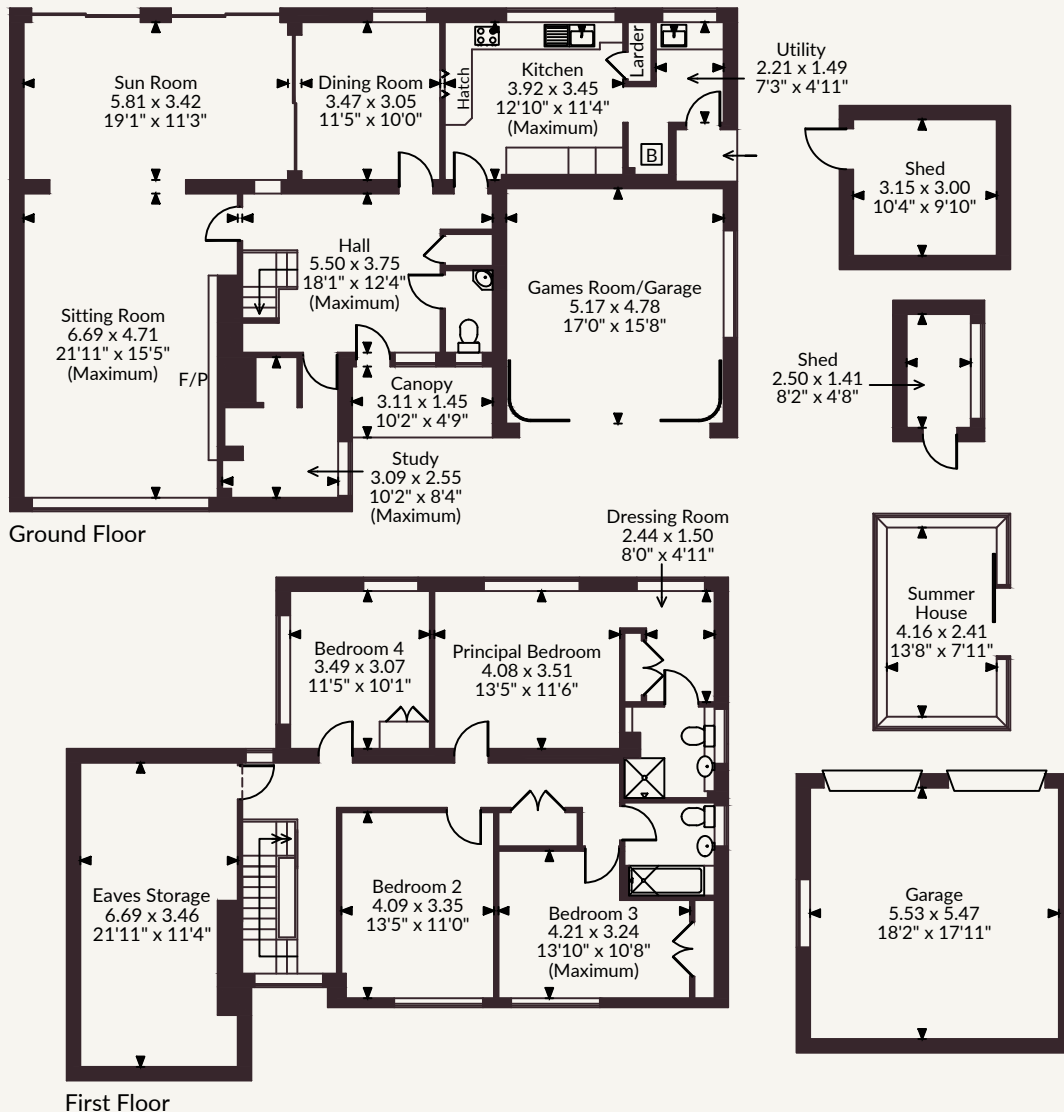
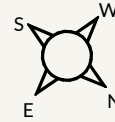
Freehold

Village

Guide price £1,750,000



Swiss House, Shoreham Road, Otford, Sevenoaks, Kent  
 Main House internal area 2,134 sq ft (198 sq m)  
 Garage & Games Room/Garage internal area 592 sq ft (55 sq m)  
 Summer House & Sheds internal area 248 sq ft (23 sq m)  
 Total internal area 2,974 sq ft (276 sq m)



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 The position & size of doors, windows, appliances and other features are approximate only.  
 □□□ Denotes restricted head height  
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## Strutt & Parker Sevenoaks

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