












Applewood
44 Well Road, Otford

A detached 3 bedroom family home in a sought-after and convenient location

An appealing village property offering well-proportioned light-filled accommodation with neutral décor throughout. It is located on the fringes of of a sought-after historic village, near to local amenities and the station and within easy commuting distance of major regional centres and the motorway network, the

	2 RECEPTION ROOMS		3 BEDROOMS		1 BATHROOMS
	GARAGE		GARDEN		FREEHOLD
	VILLAGE		1174 SQ FT		GUIDE PRICE £925,000



The property

Applewood is an attractive part tile-hung detached family home offering almost 1,200 sq ft of light-filled flexible accommodation arranged over two floors. Configured to provide an ideal and practical family and entertaining space and featuring some high ceilings, modern amenities and elegant neutral décor throughout, the accommodation flows from a welcoming reception hall with useful storage and a family bathroom. It comprises a spacious dual aspect sitting room with a feature corner fireplace and full-height glazing incorporating French doors to the rear terrace and a generous dining room with a front aspect bay window. The ground floor accommodation is completed by an L-shaped kitchen and utility room, the kitchen having, a range of wall and base units in two colours, complementary work surfaces, modern integrated appliances and a door to the side terrace. The utility area has a range of complementary base units, further work surfaces and useful shelving.

Stairs rise from the reception hall to a first floor landing with a useful cloakroom, the landing opening to a rear aspect principal bedroom with fitted storage, one further rear aspect double bedroom, also with fitted storage, and a further front aspect double bedroom, currently configured for additional use as a study.

Outside

Set behind an area of level lawn and well-stocked flowerbeds, all screened by mature hedging and shrubs and having plenty of kerb appeal, the property is approached over a two block-paved path and side driveway, providing private parking for two vehicles and giving access to the integral garage which benefits from a door to the rear terrace. Backing onto trees, and offering a quiet verdant space for family and visitor enjoyment, the well-maintained enclosed garden to the rear is laid mainly to lawn bordered by well-stocked flower and shrub beds. It features numerous seating areas and a generous raised



Location

Otford village - arranged around England's smallest listed duck pond - has amenities including local shops, a convenience store, Post Office, church, restaurant, library, GP surgery, recreation ground, tennis club, primary school, pubs and cafés. Nearby Sevenoaks provides a comprehensive selection of shops, restaurants and supermarkets including Waitrose. The area offers recreational activities including a theatre, cinema, library, leisure centre, a recreation ground with tennis courts, bowls and astroturf pitches, café and playground, walking routes including the North Downs Way, golf at Knole and Wildernesse and cricket at The Vine. Communications links are excellent: Otford station (0.2 mile) offers mainline services to central London and Ashford International, and the A25, A21 and M25/M26 give access to major regional centres and the motorway network.



Distances

- A25 (Guildford-Wrotham Heath road) 1.9 miles
- Sevenoaks 3.1 miles
- A21 (Lewisham-Hastings road) 4.0 miles
- M25/M26 (Jct 5/Chevening Interchange) 5.3 miles
- London Gatwick Airport 25.6 miles
- Central London 31.3 miles
- London Heathrow Airport 49.5 miles

Nearby Stations

- Otford (5 minutes' walk)

Key Locations

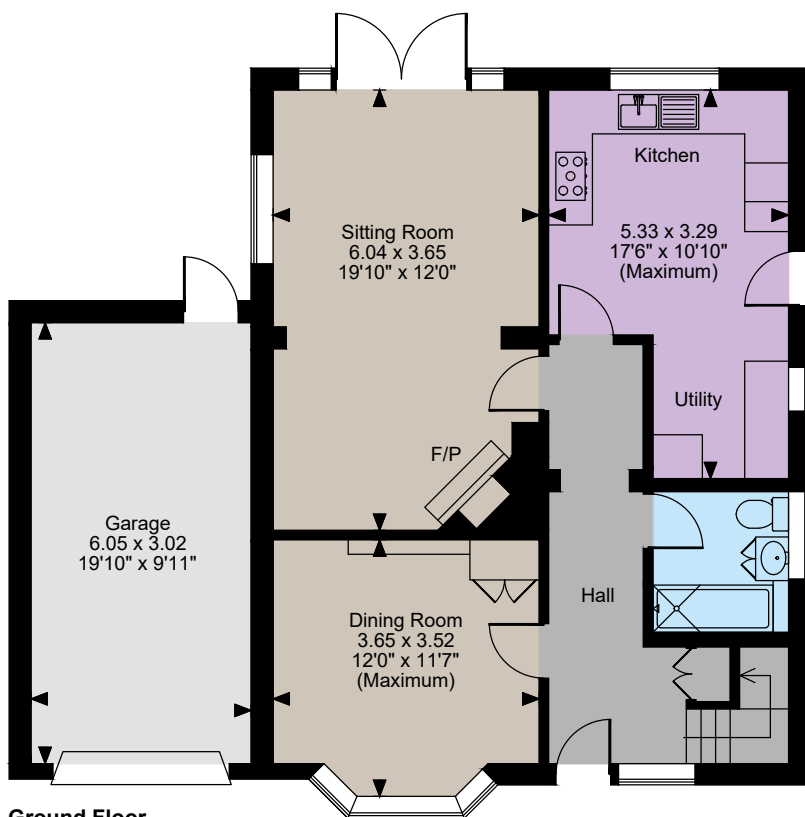
- Knole House and Park
- Sevenoaks Museum
- Riverhill Himalayan Gardens
- Ightham Mote
- Lullingstone Roman Villa

- Lullingstone Castle and World Garden
- Emmetts Garden
- Chartwell

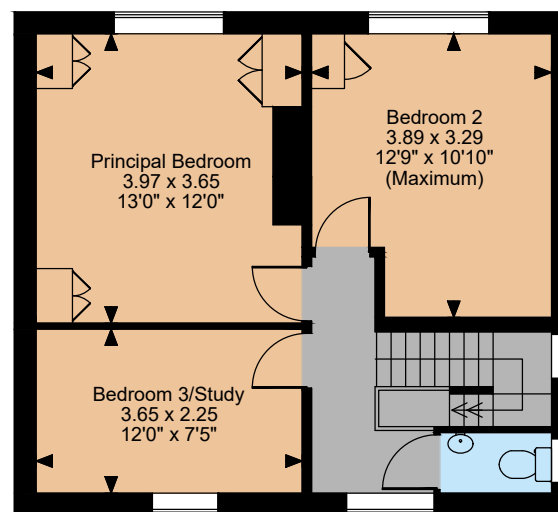
Nearby Schools

- Otford Primary School
- The Granville
- Sevenoaks School
- The New Beacon School
- Walthamstow Hall
- Solefield School
- Russell House School
- St Michael's Prep School
- Radnor House Sevenoaks



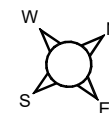


Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 1,174 sq ft (109 sq m)

Garage internal area 197 sq ft (18 sq m)

Total internal area 1,371 sq ft (127 sq m)

For identification purposes only.

Directions

TN14 5PT

what3words: ///still.demand.next - brings you to the driveway

General

Local Authority: Sevenoaks

Services: All mains, including gas

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: D

Fixtures and Fittings: TBC

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

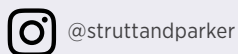
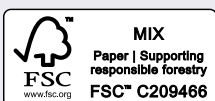
Sevenoaks

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