



8 Hopfield Close, Otford, Sevenoaks, TN14 5FB

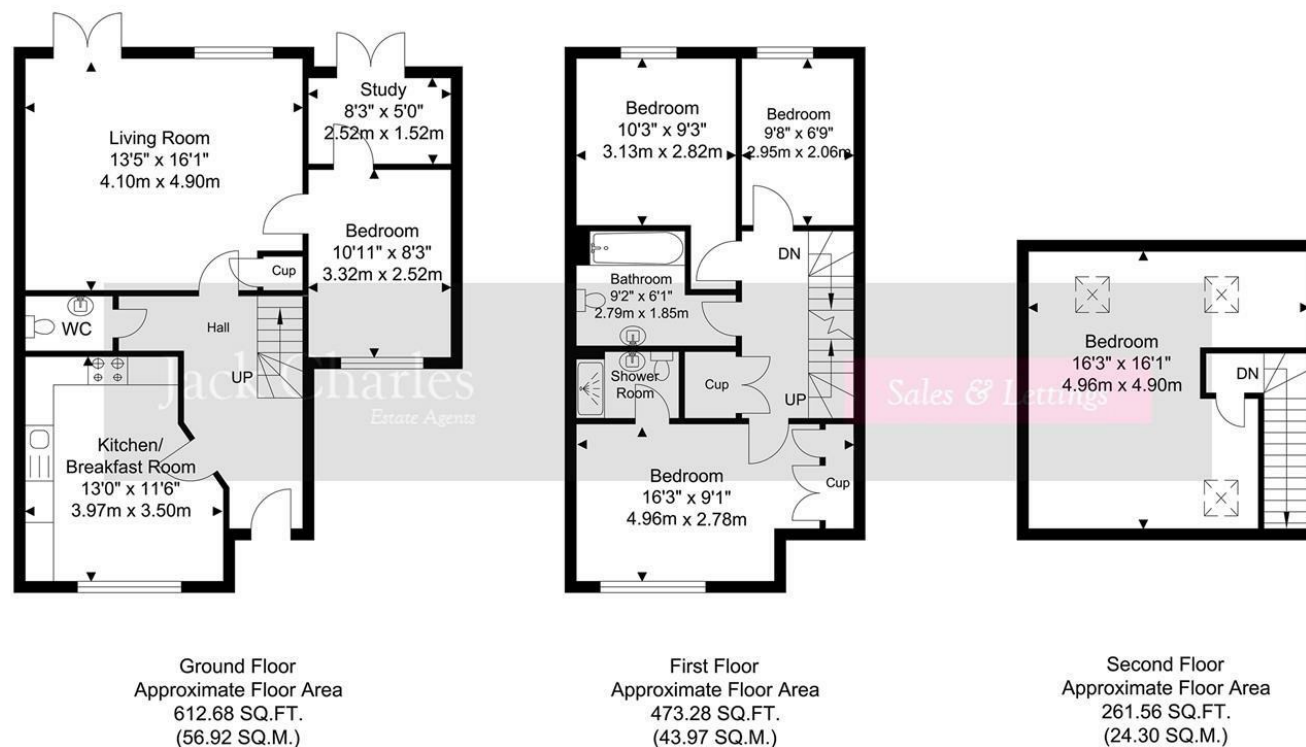
Guide Price £700,000 - £725,000

Jack Charles
Estate Agents

Sales & Lettings

- Semi Detached House
- Living Room
- Popular Village Location
- Four / Five Bedrooms
- Study Plus Second Reception / Bedroom 5
- Rear Garden With Beautiful Aspect Over Fields
- Kitchen / Breakfast Room
- Ensuite & Family Bathroom
- Parking

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



TOTAL APPROX FLOOR AREA 1347.52 SQ.FT. (125.19 SQ. M.)
For Identification Purposes Only.



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To Be Sold

Jack Charles are delighted to be appointed as agents for the sale of this well appointed four / five bedroom family home situated in a prestigious cul de sac close to Otford main line station.

The property is arranged over three floors and provides flexible accommodation having had the garage converted which now provides a 5th bedroom and a study. On enter into the entrance hall which has stairs to first floor, door to cloakroom, living room and the kitchen/breakfast room which has a window front with half shutter blinds, space for table and chairs and a range of wall and base units incorporating cupboards and drawers, granite work tops and integral appliances. The living room is to the rear with wooden flooring and is light and airy with a super aspect over the garden and the fields beyond. There is access through to a further reception room / bedroom five which also leads through to a study with patio doors leading out to the rear garden.

To the first floor there are three bedrooms and a family bathroom, bedroom one has an en suite shower room and bedrooms 2 and 3 have super views over the fields at the rear.

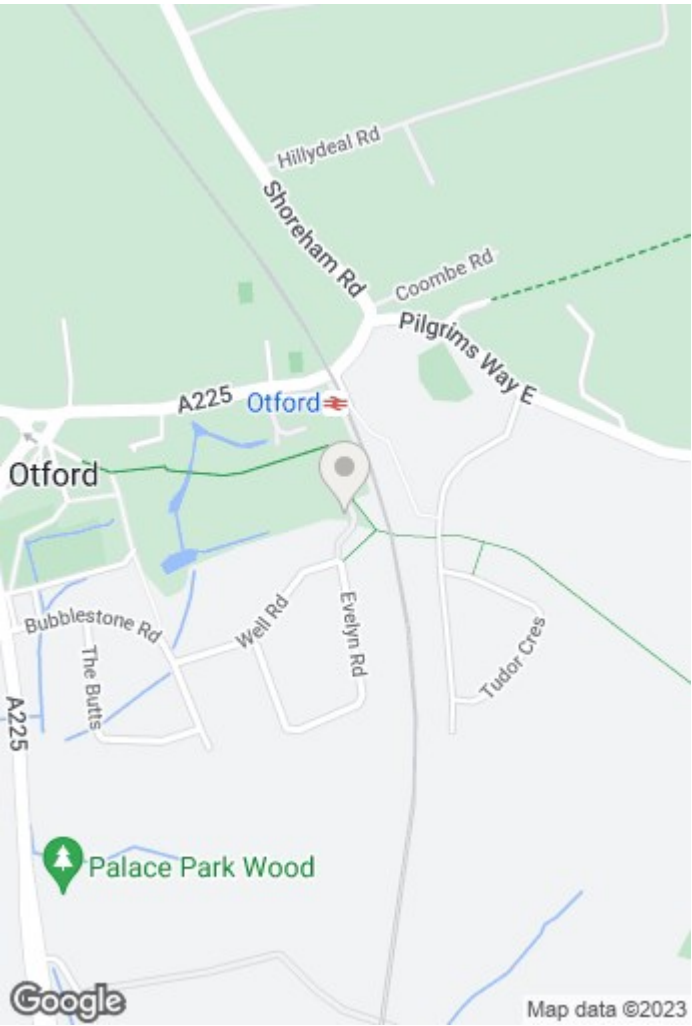
To the second floor is a good sized bedroom with sky light windows and eaves storage space.

Outside to the rear the garden offers a stunning open aspect of the fields beyond and views over Otford Village and Otford Palace. The garden has a paved terrace and is lawned with side access. To the front there is parking and a samll area of garden.

The residents of Hopfield Close also have the benefit of a private coded gate that gives access to a pathway leading to Otford station.

Otford

Otford is a village and civil parish on the outskirts of Sevenoaks. It lies on the River Darent, 3 miles north of Sevenoaks. Otford's four churches are the Anglican Church of St Bartholomew in the village centre, the Otford Methodist Church, the Most Holy Trinity Roman Catholic Church, and the Otford Evangelical Church. By the famous village pond, also a roundabout, there are pubs, cafes and shops and Nearby you have the larger supermarket of Sainsburys and Homebase. There are Mainline Rail Services at Otford to London Victoria/Blackfriars, connecting via Sevenoaks to London Bridge/Charing Cross/Cannon Street. Primary Schools at Otford and Kemsing. Secondary Schools include a Grammar at the Academy in Sevenoaks and many other Grammar and State Schools are also available in Sevenoaks, Tonbridge and Tunbridge Wells. There are several Private Schools which include St Michaels and Russell House a various others in Sevenoaks, Tonbridge and Tunbridge Wells. The area also benefits from many Sporting Facilities, Otford Tennis Club. Golf Clubs at Woodlands in Otford, Darent Valley in Shoreham, Wildernesse and Knole in Sevenoaks and Nizels in Hildenborough (which also includes a private health/fitness centre).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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