



Rye Lane, Otford, Sevenoaks, Kent, TN14 5JE

Guide Price £1,100,000

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This property sits within its own plot accessed via a private drive in Rye Lane which is within easy reach (approx. 1 mile) from the heart of charming Otford and less than a mile from its mainline station with fast services to the London stations. This stunning property has been subject to extensive modernisation, transforming it into a very stylish and modern chalet bungalow offering versatile living accommodation throughout. The layout is ideal for families, with five bedrooms, though the well-planned layout on the ground floor comprises entrance hall, cloakroom WC, the sitting area is fantastically spacious and bright, and there is good separation from the kitchen and dining areas at the rear, modern open plan kitchen, en suite bedroom and further double bedroom currently used as a gym/study. To the first floor there are three double bedrooms arranged together with a family bathroom. Externally the property has a striking modern appearance with its attractive white render and anthracite grey windows & doors, setting it apart from the other houses on the road. To the front of the house, mature trees and shrubs create privacy, lead to a block paved driveway for several cars and a detached garage and decked seating area. The side garden, landscaped to benefit from a raised terraced seating area with fence & hedge screening

*Please note the front image has AI imagery used for the lawn due to the heat recently which has caused browning to the lawn. We have current photo in current condition.

Five Bedrooms

Detached Family Home

Versatile Living Arrangements

Sitting Room

Open Plan / Modern Kitchen /
Dining

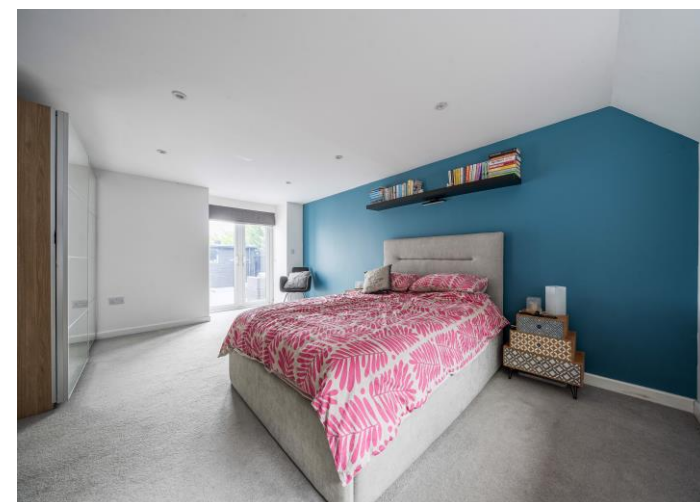
En Suite Bedroom

Three Double Bedrooms to First
Floor

Private Drive With Single Garage

Decked Seating Areas

Viewing Highly Recommended





LOCATION: Otford

One of Kent's most sought-after country villages, Otford is home to the country's only Grade II-listed pond and a charming village centre.

Amenities include day-to-day stores, tea rooms, restaurants/pubs, a Post Office and doctors' surgery. The house is well placed for Otford primary school (Ofsted rated "Good") and several private prep schools (St Michael's and Russell House).

Otford's mainline station is approx. 1.5 mile from the property and provides regular services into London Victoria, London Bridge, Blackfriars and Charing Cross.

Sevenoaks town centre is four miles away providing access to further leisure facilities and numerous state, grammar and private secondary schools. Road communications are excellent including the A21, M25 Orbital Motorway and the M26/M20.



ADDITIONAL INFORMATION:

Council Tax Band E

Double Glazed Windows

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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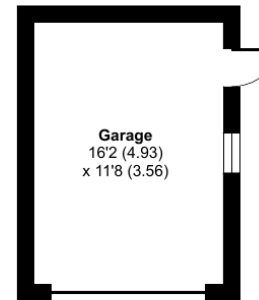
Approximate Area = 1795 sq ft / 166.7 sq m (excludes eaves storage)

Limited Use Area(s) = 194 sq ft / 18 sq m

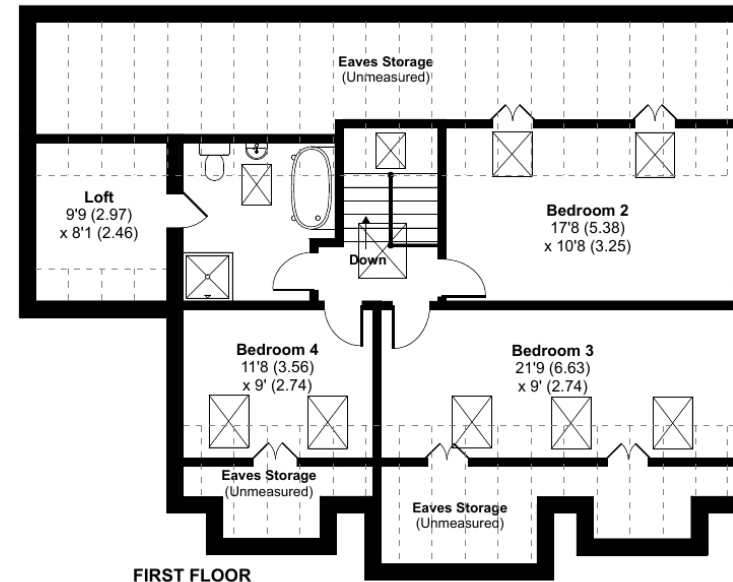
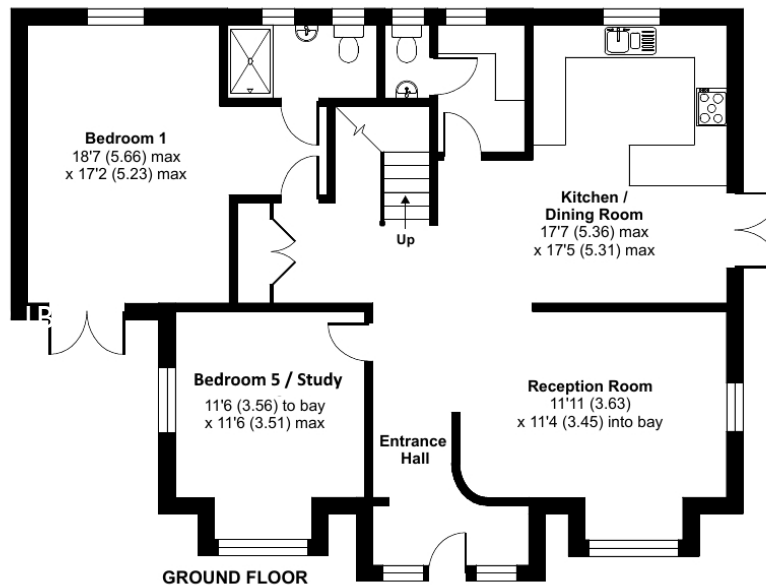
Garage = 190 sq ft / 17.6 sq m

Total = 2179 sq ft / 202.4 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bracketts llp. REF: 1316578