




VANTAGE
LAND
01727 701303

OAKSIDE, OTFORD LANE, HALSTEAD, SEVENOAKS, TN14 7EG
5 BEDROOM DETACHED HOUSE FOR SALE WITHIN 4.94 ACRES OF LAND

AN IMPRESSIVE, WELL-PROPORTIONED FAMILY HOME WITHIN A HIGHLY SOUGHT-AFTER AREA

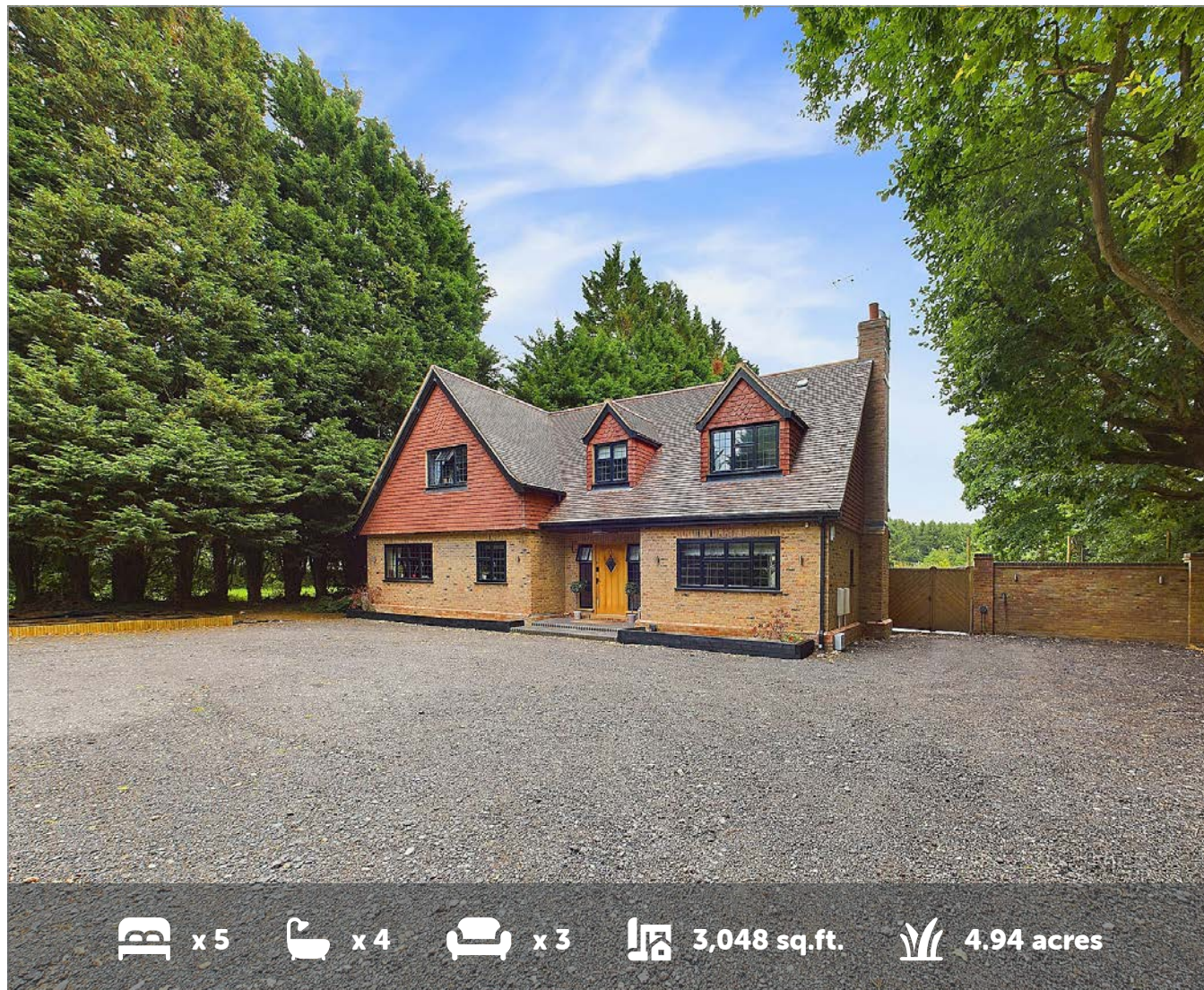
Vantage Land is excited to bring to the market this exceptional property, which includes nearly 5 acres of land.

Oakside is a superb detached family home offering spacious, beautifully presented, and versatile accommodation arranged over three floors. It is pleasantly situated within a private, quiet and safe location. South facing, it enjoys a sunny aspect throughout the day.

The property lies within the highly desirable and picturesque village of Halstead, located in the Kent countryside on the edge of Greater London. Known for its close-knit community, Halstead offers a perfect blend of rural charm and modern convenience.

This superb location boasts excellent transport links. Nearby Knockholt and Orpington stations offer fast and frequent rail services to several London stations. By road, the property is conveniently located inside the M25 motorway, providing quick links to London, Gatwick airport and beyond.

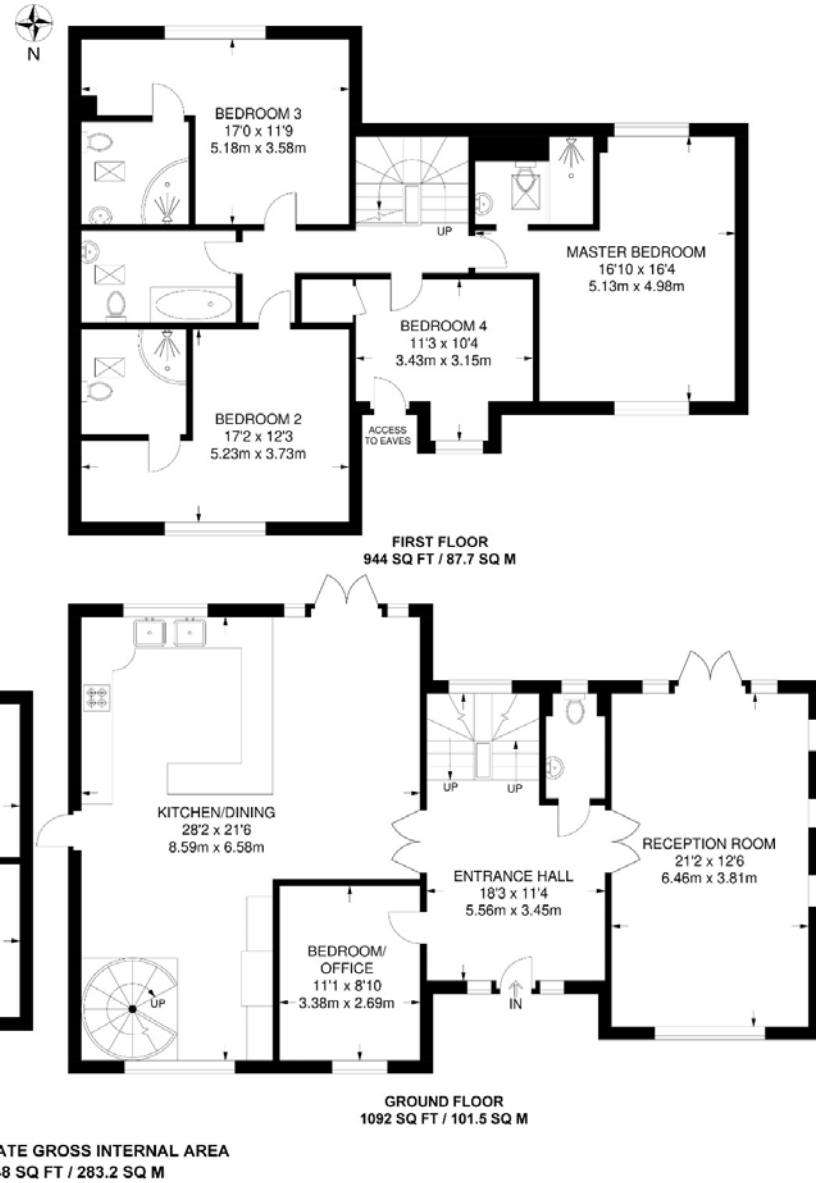
For families, the property is within easy reach of highly regarded schools, including the renowned Sevenoaks School as well as an excellent variety of top-rated Grammar Schools. The surrounding countryside provides ample opportunities for outdoor activities, while extensive shopping and leisure facilities are available at nearby Orpington, Bromley, and Bluewater Shopping Centre.



SSTC

FLOOR PLAN

Approx. gross internal area:
3,048 sq.ft. / 283.2 sq.m.



APPROACH

Approx. 120m in length

The property is approached over a private gravel driveway from a closeboard gated entrance on Otford Lane. There is ample parking at the front of the property, which is beautifully lined by mature trees.

SECURITY & AUTOMATION

Oakside benefits from a Control4 Home system that centrally controls audio, vision and lighting throughout the property. It is equipped with Lutron lighting and CCTV.

ENTRANCE HALL

Approx. 11'8" x 11'4" (5.56m x 3.45m)

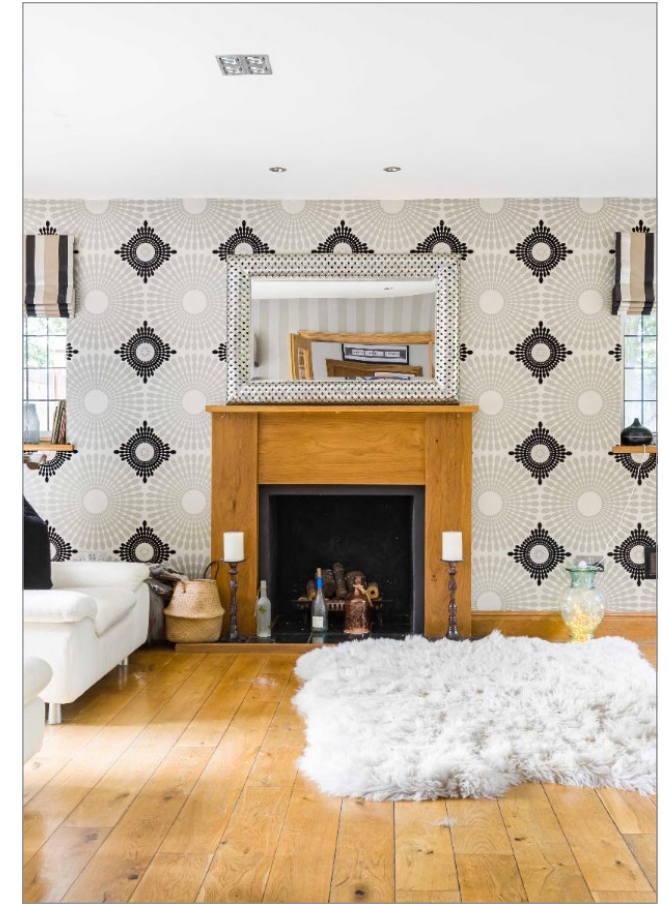
An inviting and expansive tiled hallway. Off the hallway is a downstairs cloakroom.

OFFICE / BEDROOM 5

Approx. 11'1" x 8'10" (3.38m x 2.69m)

A versatile space overlooking the front garden.





LOUNGE

Approx. 21'2" x 12'6" (6.46m x 3.81m)

The bright, dual aspect lounge reaches from the front to the back and boasts a feature fireplace.



KITCHEN / DINING ROOM

Approx. 28'2" x 21'6" (8.59m x 6.58m)

A very spacious and bright open plan kitchen/dining room with feature lighting. The kitchen is fitted with a range of wall & base units and integrated appliances. There is also a large and sociable breakfast bar. Bifold doors lead out to the patio.



CINEMA / GAMES ROOM

Approx. 27'6" x 20'4" (8.41m x 6.20m)

A large, yet intimate cinema/games room can be found on the lower ground floor, which is accessed via a spiral staircase from the kitchen or via the hallway. This impressive space is a real feature and has surround sound built in.





GYM

Approx. 11'11" x 9'9" (3.63m x 2.97m)

A large space with a feature wall and floor-to-ceiling mirrors.

UTILITY ROOM

Approx. 11'10" x 9'9" (3.61m x 2.97m)

Plant room complete with a range of wall & base units.





MASTER BEDROOM

Approx. 16'10" x 16'4" (5.13m x 4.98m)

A large dual aspect principal suite with picturesque views over the garden and an en-suite shower room.





BEDROOM 2

Approx. 17'2" x 12'3" (5.23m x 3.73m)

Spacious double bedroom with en-suite shower room.

BEDROOM 3

Approx. 17'0" x 11'9" (5.18m x 3.58m)

Spacious double bedroom with en-suite shower room.

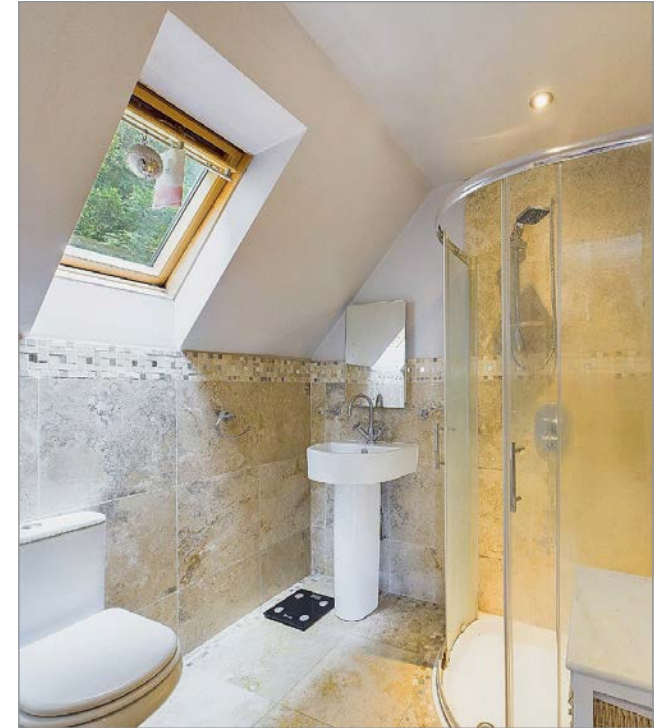
BEDROOM 4

Approx. 11'3" x 10'4" (3.43m x 3.15m)

A single bedroom that could also serve as an office or dressing room for the master suite.

BATHROOM

Tiled family bathroom fitted with spa-bath with wall mounted taps, sink, toilet and heated towel rail.





TIMBER OUTBUILDING

Approx. 42'4" x 25'7" (12.9m x 7.8m)

A large, L-shaped oak-framed, timber-clad outbuilding sited on a concrete base. The building has an approx. floor area of 843 sq.ft. (78 sq.m.). The interior enjoys exposed oak beams and is currently used as a home office space.

The outbuilding was granted a certificate of lawfulness under planning reference [25/03190/LDCEX](#).

This unique space could offer opportunities for an annex or a separate dwelling subject to any necessary consents.

GROUNDS

Approx. 4.94 acres (215,186 sq.ft / 19,991 sq.m.)

The vast grounds are delightful and must be seen to be appreciated. All-in-all, the property sits within 4.94 acres of land, with the front curtilage measuring 1.63 acres and the rear south-facing gardens measuring 3.31 acres, complete with a large patio and decking areas – ideal for alfresco entertaining.



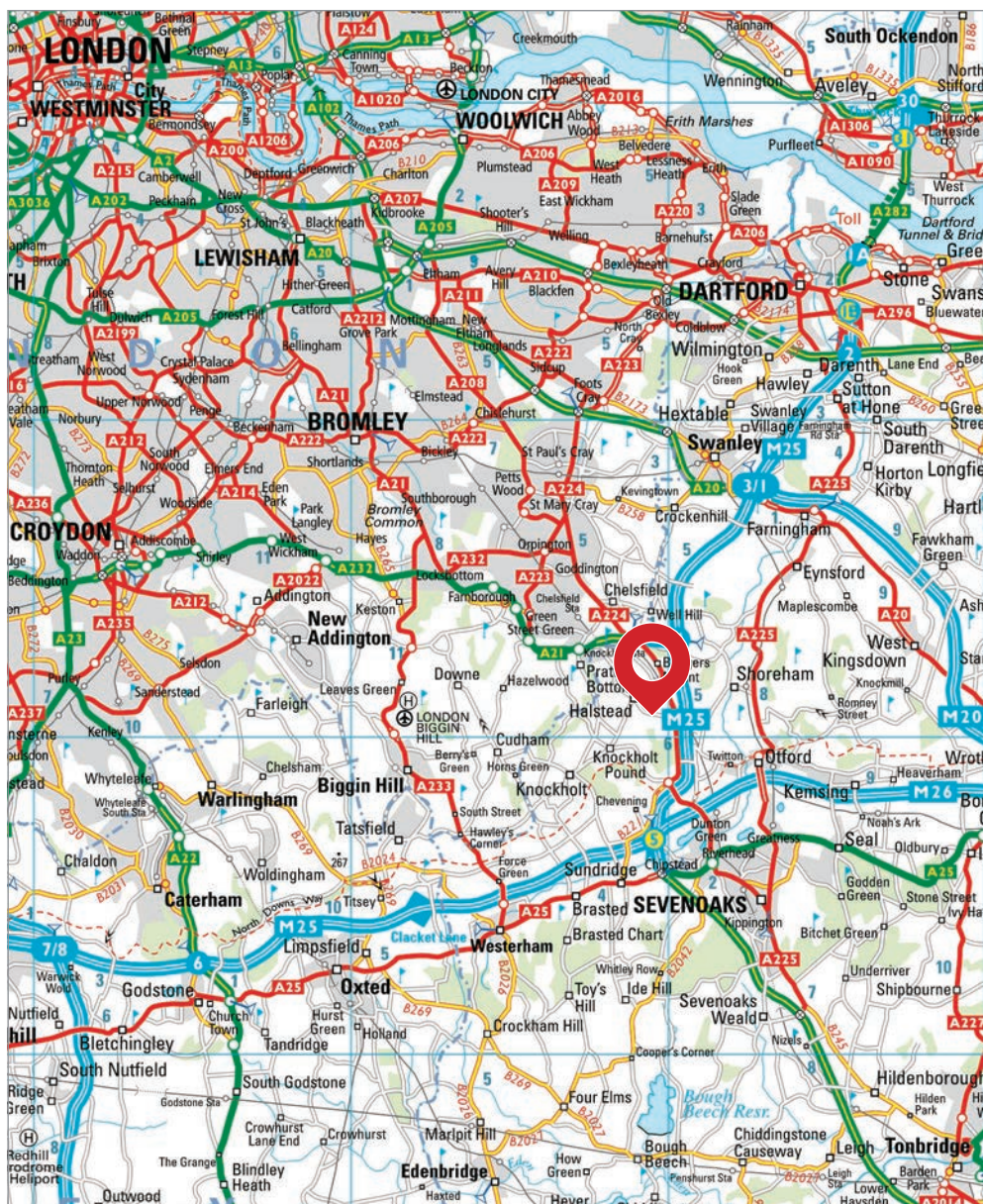


LOCAL DEVELOPMENT

Oakside is an exceptional family home, but if you have grander designs, then there are numerous properties within the local area that have been granted planning permission for replacement dwellings. Most notable is the property known as 'Parkside', just to the east on Otford Lane which was granted planning to create a modern, architecturally designed, multi-million pound new home under planning reference [20/01306/FUL](#).

LOCAL AUTHORITY

Sevenoaks District Council
www.sevenoaks.gov.uk



LOCATION

- ◆ 4.0 miles to Orpington
- ◆ 4.1 miles to Sevenoaks
- ◆ 7.7 miles to Bromley
- ◆ 9.6 miles to Bluewater Shopping Centre
- ◆ 12.5 miles to Lakeside Shopping Centre
- ◆ 17.3 miles to Central London

TRANSPORT LINKS

- ◆ 1.7 miles to Knockholt Train Station
- ◆ 3.4 miles to the M25 (J4)
- ◆ 4.2 miles to Orpington Train Station *
- ◆ 5.2 miles to London Biggin Hill Airport
- ◆ 17.3 miles to London Gatwick Airport

* Journey Times: 15 mins to London Bridge; 26 mins to London Charing Cross; 35 mins to London Cannon Street; 43 mins to London Victoria

SCHOOLS

Primary:

- ◆ 0.6 miles to Halstead Community Primary School
- ◆ 1.6 miles to Shoreham Village School

Secondary:

- ◆ 3.0 miles to Knole Academy
- ◆ 3.5 miles to St Olave's and St Saviour's Grammar School
- ◆ 11.3 miles to Weald of Kent Grammar School

Private:

- ◆ 2.2 miles to Russell House School
- ◆ 2.9 miles to St Michael's Preparatory School
- ◆ 3.0 miles to Radnor House Sevenoaks
- ◆ 4.5 miles to Sevenoaks School

LOCAL AMENITIES

Within a mile of the property you will find a local village store, which is open from 6.00am - 7.00pm everyday, and the family run Polehill Garden Centre with its range of independent retail partners including a butchers.



ENERGY PERFORMANCE

The property's current energy rating is E. It has the potential to be C.

ADDRESS

Oakside
Otford Lane
Halstead
Sevenoaks
TN14 7EG

WHAT3WORDS

what3words have divided the world into 3 metre squares and have given each square a unique combination of three words.

The closeboard gated entrance on Otford Lane can be found here – [///forum.tall.offer](http://forum.tall.offer)

VIEWING

Viewing is strictly by appointment only.

To arrange a viewing, please call 01727 701303 to speak to one of our experienced property consultants or email enquiries@vantageland.co.uk.

COUNCIL TAX

Band: E

SERVICES

Mains water and electricity. Private drainage. Hot water and underfloor heating are provided by a ground source heat pump, which is serviced annually.

TENURE

The property is available freehold with vacant possession upon completion.

METHOD OF SALE

The property is currently being offered for sale by private treaty. The vendor reserves the right to sell the property via informal tender.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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