

Otford House
Earlston TD4 6EE



*'An elegant early 20th century villa with period interiors
set in magnificent gardens with views over the town
and valley'*

ACCOMMODATION

Ground Floor: Entrance Vestibule, Entrance Hallway, Lounge, Orangery, Dining Room, Livingroom, Cloakroom with WC, Breakfasting Kitchen, Utility Room and a Laundry Room

First Floor:
4 Double Bedrooms, Study, Bathroom, WC and Store Rooms

Guide Price – £550,000

Otford House



This detached early 20th century villa is a substantial and elegant period home set in magnificent gardens. The house and garden are located on a gentle south west slope and enjoys an elevated position overlooking the Leader Valley. Otford house is located on the northern edge of Earlston and is set back from and above the A68.

Originally built for a mill owner to have an elevated view over his mill, the house has many internal features identifying with Arts and Crafts design such as generous room proportions, the extensive display of traditional craftsmanship, the use of quality materials, asymmetry and its individuality. The generously sized garden complements the size and proportion of the house and is designed to be enjoyed from any direction. Otford House has a sweeping driveway epitomising the grandeur of early 20th century villa house design. The grandeur of arrival is continued into the heart of the home with its wonderful entrance porch and hall.

The size and location of this dwelling lends itself to a family and to those who enjoy period homes and larger gardens.

The Tour

Oxford House has an impressive entrance and immediately sets the style of the house. The generously sized vestibule has a tiled floor laid in an intricate geometric pattern in a palette of brown, beige, blue, green and white. The walls are mahogany panelled, coordinating with door heights, and visually reduce the generous ceiling heights within the circulation areas. The eye however, is immediately drawn to the glazed entrance screen and sweep of the oval staircase beyond. The entrance screen is a masterclass in craftsmanship incorporating timber carving above the door and stained glass panels, with subtle floral details depicted in green and pink. The vestibule is the prelude to the inner hallway.

The sweeping timber staircase in the inner hallway is the gem of the home and is an exquisite example of master craftsmanship. The curves of the staircase and ceiling details entice the eye through the hallway and upwards. The lounge, dining room, sitting room, breakfasting kitchen and WC are all directly accessed from the entrance hallway. The breakfasting kitchen is located adjacent to number of ancillary spaces, and a second service staircase leads to store rooms on the first floor.

The extensive display of traditional craftsmanship, the use of quality materials, asymmetry and individuality are all features of Oxford House. All of the principle rooms on the ground and first floor are well proportioned and have generous ceiling heights. Throughout the house there are wall and ceiling details include ceiling roses, cornice details, picture rails and other plasterwork details on the ceiling or upper walls exuding quality and history. There are also wonderful fireplaces, mantles and over-mantles. The period fireplaces in the dining room and sitting room are both individual and great examples of craftsmanship in the arts and crafts style.

The lounge and dining room are both located to the front of the house, are dual aspect and have views of the mature garden planting. The elegant lounge has a large bay window and gives direct access to the orangery. The opulent dining room has a magnificent period fireplace, mantle and mirrored over-mantle, and it has recently had a wood burning stove installed. The sitting room is located to the rear of the house and is smaller in size. The period white fireplace, mantle and over mantle is more understated and has elegant display nooks. This room would also make an excellent home office or bedroom suitable for

multigenerational living. The magnificent orangery creates a transition between the house and the garden and is a wonderful way to enjoy Otford throughout the year.

The breakfasting kitchen, utility room and laundry require significant modernisation. It may be possible to connect the dining room, kitchen, ancillary spaces and the garden subject to the usual permissions being obtained.

The sweeping timber staircase leads you to the generously sized mahogany panelled first floor landing, continuing the period detailing from the hallway below. The staircase incorporates a feature stained glass window with subtle floral details depicted in green and red highlighting and warming the mahogany panels.

There are four very large double bedrooms, a study, a bathroom and a separate WC located on the first floor. Bedrooms one and two are both dual aspect. Bedrooms one, three and four all have fireplaces with glazed inset tiles and simplified cornice detailing. Bedroom two is extremely large and has a bay window, a more elaborate fireplace and plaster detailing. The current study could be repurposed.

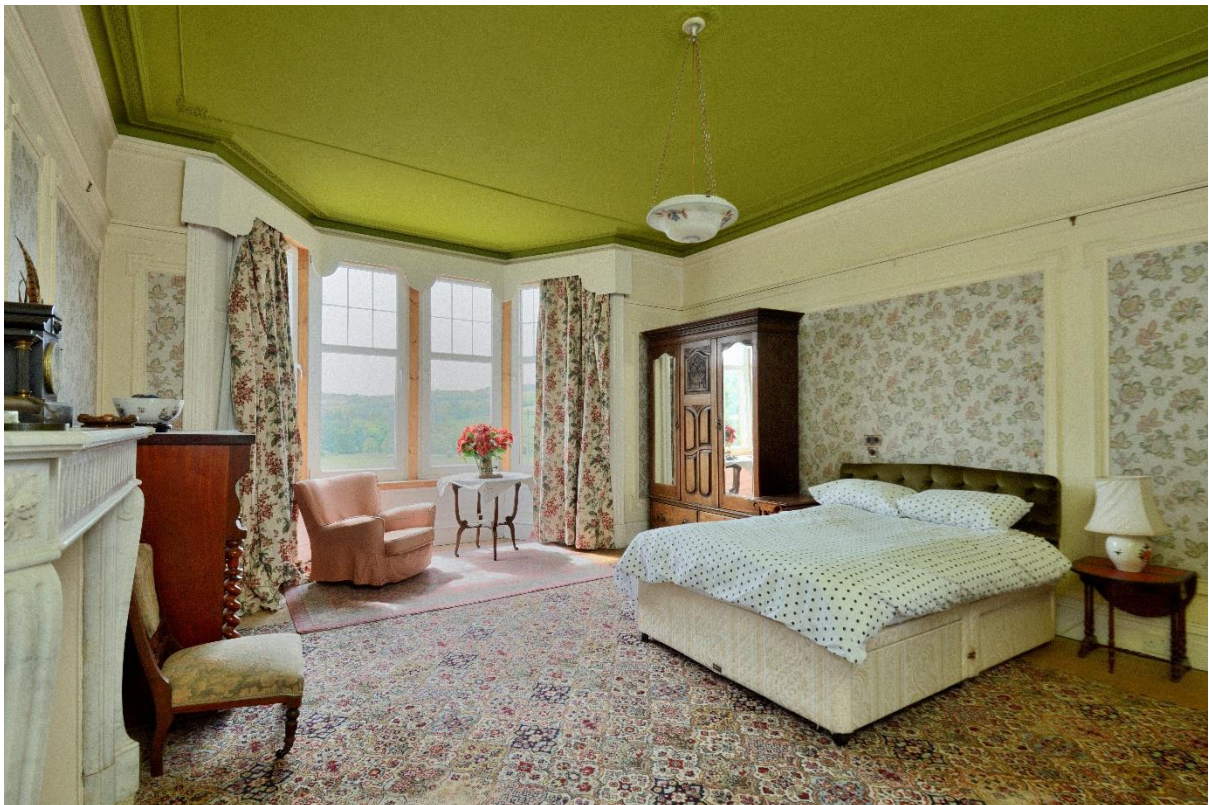
From the laundry room downstairs, a second more functional staircase takes you to a large room currently used for storage. This room could be repurposed to have many uses where an element of separation would be advantageous such as a studio, home office or media room.

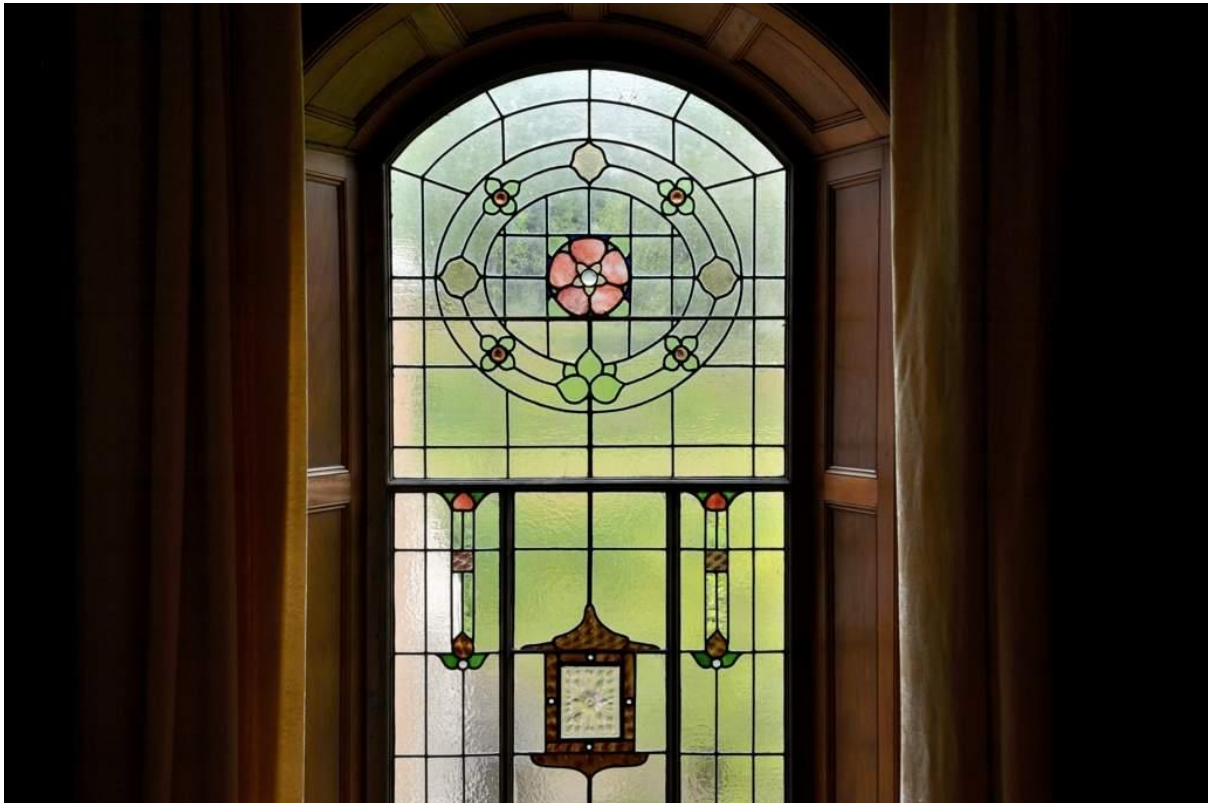












Outside



Otford House is located on a gentle south west slope and enjoys an elevated position overlooking the Leader Valley. The garden wraps around the house and is terraced with the topography creating smaller areas. The planting includes small and medium trees and feature shrubs, ensuring that all rooms have an excellent view. There is a summerhouse and a double garage.

SERVICES

There is mains gas central heating.

Viewing by arrangement with the selling agents.

The Area

Located on the edge of Earlston, Otford House is well connected to Edinburgh, Newcastle and Berwick Upon Tweed. The A68 connects Edinburgh, in the north, with Jedburgh/Newcastle, in the south. Earlston is approximately 7 miles from Tweedbank Train Station and approximately 31 miles to Berwick Upon Tweed Train Station.

Earlston is a small traditional town with shops and other services including public houses, bars, vehicle services, beauty services, Earlston Medical Practice and Earlston Rugby Football Club. It is also close to Lauder, Melrose, Kelso and Jedburgh. Otford House is in close proximity to riverside walks along the Leader Water and the River Tweed. Melrose, St Boswells and Lauder Golf courses are all within a 12 minute drive. Torwoodlee Golf Course and The Schloss Hotel and Golf Course are also both close at hand.

Primary and secondary schooling is available in Earlston and private schooling is available in Melrose and Musselburgh with local pick up.

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Room Sizes

Vestibule	2.73m x 1.90m	Bedroom One	3.89m x 3.78m
Hall	6.36m x 4.32m	Bedroom Two	6.61m x 4.56m
Lounge	6.60m x 4.54m	Bedroom Three	4.19m x 3.22m
Dining Room	5.14m x 4.13m	Bedroom Four	4.21m x 3.75m
Orangery	6.10m x 4.57m	Study	3.45m x 2.80m
Sitting Room	3.83m x 3.72m	Bathroom	3.05m x 2.09m
Breakfasting	4.17m x 3.04m	WC	2.10m x 1.32m
Kitchen			
Cloakroom & WC	2.36m x 1.53m		
Utility	2.25m x 2.21m		
Laundry Room	4.08m x 3.16m		

Council Tax - Band G

EPC Rating – D(63)



These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. Service installations and appliances in the property have not been checked by the selling agents.

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