



Crockham Park, Crockham Hill, TN8 6SR

# Main Road, Crockham Hill, TN8 6SR

This attractive four bedroom property is beautifully presented with spacious bright and airy rooms, an open plan kitchen/diner and a large south facing garden. With private off road parking for several cars and a short drive of both Edenbridge and Oxted this delightful home is not only in a quiet location but also very conveniently situated.

## KEY PROPERTY FACTS

- Four double bedrooms
- Recently fully refurbished
- Large, fully secure south facing garden
- Master suite with dressing area
- Open plan kitchen diner with bi-fold doors
- Gated private drive for several cars
- Living Space sq ft 1973
- EPC rating TBC
- Superfast Broadband
- Council Tax band G

## LOCATION

Crockham Hill is a village in the Sevenoaks district of Kent, it is about 2 miles north of Edenbridge, 3 miles south of Westerham and 4 miles of Oxted with its mainline station to London. Chartwell, Churchills home for almost 40 years is nearby. The village street is on the line of the London to Lewes Way Roman road and boasts a 19th-century pub, the Royal Oak, and Holy Trinity church as well as being home to many famous figures. The local church school has an excellent reputation and is within a minutes drive.

## DESCRIPTION

This delightful property is set back a way from the road, located through gates that are secured evenings and weekends offering complete privacy when it's desired most. Fully refurbished just a few years ago to a high standard, the property offers some very practical features and flows seamlessly allowing for comfortable living. A private gravel drive with space for several parked cars, leads to the solid wooden front door. The entrance hall has beautiful wooden flooring that extends to the entire ground floor accommodation. Once inside, there are patio doors directly opposite boasting views to the large, level garden giving the property a full sense of light and space. Coupled with the neutral and tasteful décor, the home has a clean and welcoming air about it. On the ground floor, the spacious, dual aspect, open plan kitchen/diner has bi-fold doors that lead out onto the garden terrace. A good quality range of 'soft close' wall and base units are fitted around one wall with an island in the middle, all providing storage space and integrated appliances including an oven, hob, central extractor fan, fridge and dishwasher. There is plenty of space for a large family dining table and side board and light streams in from two ends of the room. The utility room is fitted with more units with an integrated washing machine and separate

tumble dryer and has a handy sink area set beneath a window over looking the driveway. The boiler is housed here and a second ground floor w.c is tucked away in the corner.

The dual aspect living room, accessed through double doors from the hall, has a free standing log burner set on a stone hearth as the focal point and with plenty of space for large furniture, this room offer a warm cosy feel without any size restrictions. Some large storage cupboards and a downstairs cloakroom off the hallway, completes the ground floor accommodation. The stairs lead to an impressive landing with exposed beams offering a sense of light and space. The long landing gives access to all four double bedrooms and the family bathroom with a bath, a separate shower, w.c, wash hand basin and heated towel rail. Both bathrooms have underfloor heating with control pads. All the bedrooms look over the south facing garden. However the master suite boasts dual aspect views, a dressing area with shelving and hanging rails and an en-suite with a shower cubicle, double wash hand basin set in a vanity unit with a drawer and a heated towel rail. Also on the landing is a good sized laundry cupboard and access to the fully boarded loft with a ladder.

## OUTSIDE

The gated gravel drive provides space for several parked vehicles and access around the side to the southerly facing, large, level garden, mainly laid to lawn but with a terrace area directly outside the kitchen/diner, ideally located for al-fresco dining. This is a unique location, offering peace and quiet with only a few other residential homes in the vicinity.

## THE BEST BITS...

Beautifully refurbished with four double bedrooms offering spacious, light and airy accommodation, tastefully decorated in a unique setting with a large level lawn.



2.3

MILES

Edenbridge



4.3

MILES

Oxted

## REIGATE

1-3 High Street,  
Reigate,  
Surrey RH2 9AA  
01737 246246

## LINGFIELD

27 High Street,  
Lingfield,  
Surrey RH7 6AA  
01342 837783

## OXTED

72 Station Road East,  
Oxted,  
Surrey RH8 0PG  
01883 717272

## DORKING

01306 793105

## TUNBRIDGE WELLS

01892 280110

## LONDON

020 3096 7217





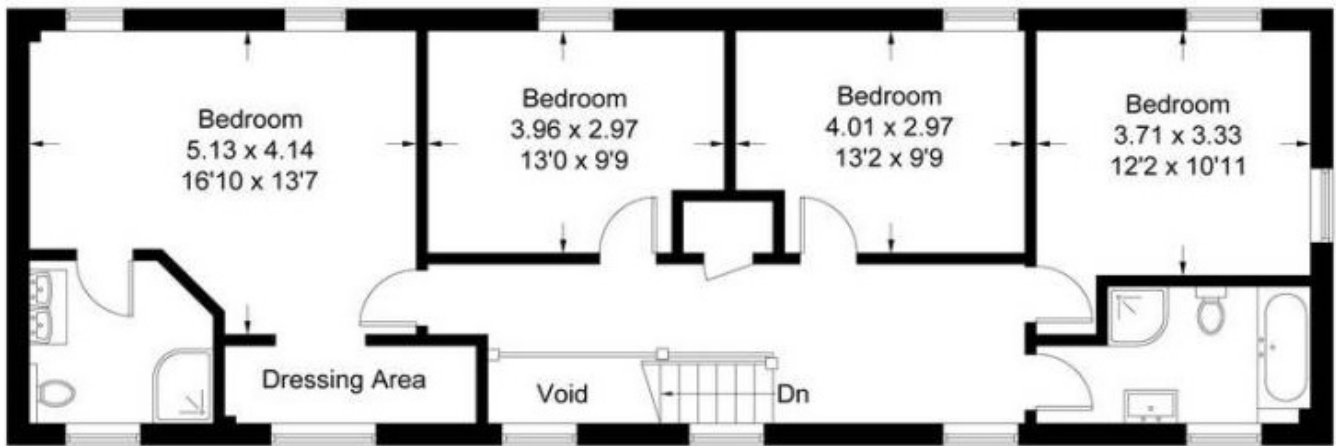




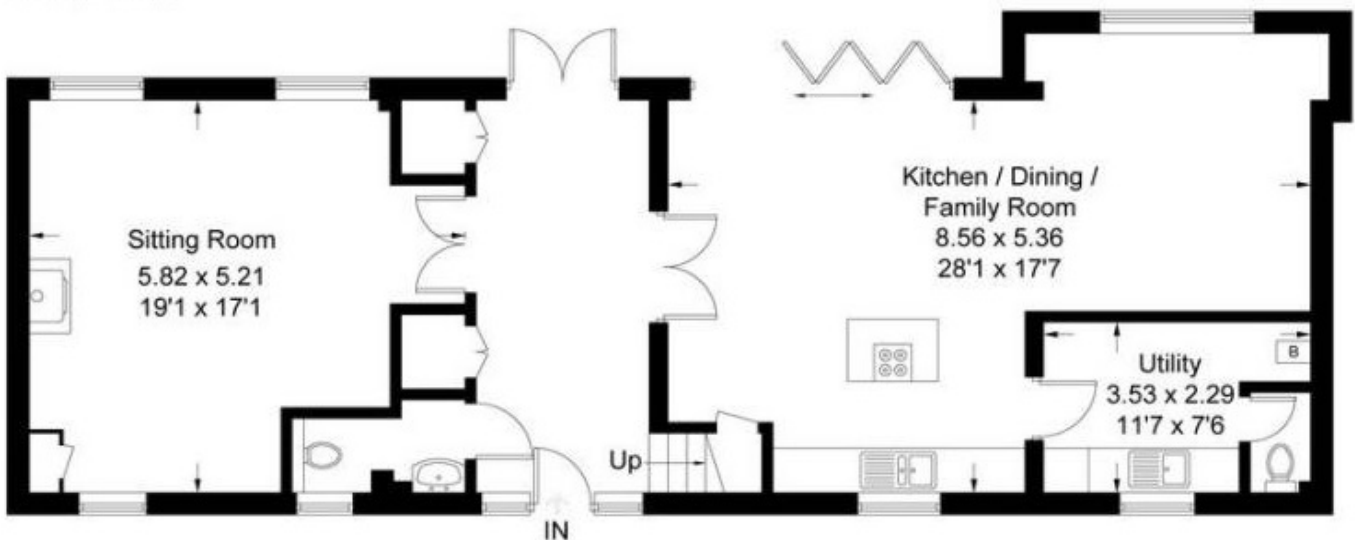




Approximate Gross Internal Area = 183.3 sq m / 1973 sq ft  
(Excluding Void)



## First Floor



## Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID169691)

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Robert  
Leech 