

# OAKLANDS

POOTINGS ROAD • CROCKHAM HILL





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*An attractive and very well-appointed family house in superb grounds*

Impressive reception hall • Drawing room • Sitting room • Family room • Study  
Open plan kitchen/dining room • Utility room • Cloakroom • Cellar

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Master bedroom suite with 2 walk-in wardrobes and bathroom • Guest bedroom suite  
3 further double bedrooms • Family bathroom • Shower room

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Games room • Garaging for 5 cars • Summer house • Swimming pool • Tennis court  
Putting green • Mature gardens and grounds including kitchen garden and paddock

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**In all about 1.9 acres**

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House – gross internal area 4,441 sq ft

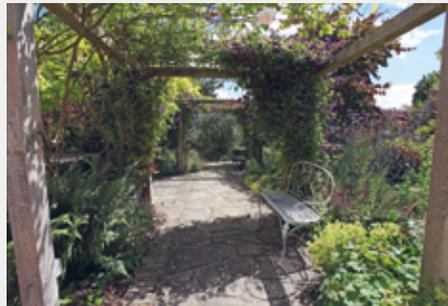
Garage – 922 sq ft

Games Room – 293 sq ft

Crockham Hill 1.3 miles • Oxted 4.9 miles • Oxted station 5.5 miles • Sevenoaks 8 miles

Sevenoaks station 8.5 miles • Tonbridge 11 miles • London 38.1 miles

(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the text.

## Situation

Oaklands is situated just outside Crockham Hill, one of the most sought-after addresses in West Kent. The house is well set back from Pootings Road with the entrance positioned off a private lane.

Oaklands is just over 1 mile from Crockham Hill with its pub, church and excellent primary school. The larger town of Oxted is 4.9 miles with a comprehensive range of shops, restaurants and supermarkets. Oxted station with mainline links to Victoria is 5.5 miles. Sevenoaks is just 8 miles to the north east.

Sevenoaks station 8.5 miles away offers excellent mainline services to London Bridge, Waterloo East and Charing Cross. Junction 5 of the M25 is just 7 miles away providing access to the national motorway network as well as the international airports of Gatwick and Heathrow.

There are numerous excellent schools in the immediate area including Crockham Hill primary school, Hazlewood School, Lingfield Notre Dame, Sevenoaks School, Walthamstow Hall,

New Beacon, Solefield School, and Sevenoaks Preparatory School. Sporting facilities in the area include local cricket and rugby clubs, racing at Lingfield, golf courses at Wildernesse and Knole in Sevenoaks and at Hever and Edenbridge. There is sailing at Bough Beech and Chipstead and numerous other leisure facilities and local clubs in the area.





## Oaklands

Oaklands is entered by a pair of wrought iron electric gates which open to a long sweeping driveway which leads through the gardens to a parking and turning area to the south east of the house. The house is constructed of brick and tile hung elevations under a tile roof, with the accommodation arranged over two floors. The accommodation is spacious and well-proportioned extending to 4,441 sq ft and is arranged to take advantage of the views over the gardens. The house has been completely updated

by the current vendors and it is now presented in excellent order throughout. Of particular note is the impressive reception hall with parquet floor and the master bedroom suite.

### Ground Floor

The ground floor provides lovely light accommodation, principally made up of four large reception rooms and an excellent kitchen/dining room. The drawing room is double aspect with parquet floor, stone fireplace and full height windows opening to the gardens. There is a study with French doors to the garden.

To the left of the entrance hall is a cloakroom and access through to the family room with fireplace, cornice and views to the south east. The kitchen/dining room is an excellent size with a large island. It is particularly well equipped and forms a lovely informal area for modern family living. One end leads through to the utility room which has access to outside. The dining area is open to one side to the sitting room with feature fireplace and wood-burning stove. There are French doors from the dining area and sitting room to the garden. There is a hatch in the entrance hall to the cellar.



## First Floor

Stairs lead from the inner hall to a large first floor landing. In a similar fashion to the ground floor, the bedrooms are of great proportions and lovely and light. There is a generous master suite with en-suite bathroom with bath and shower together with two walk-in wardrobes. There is a guest bedroom with en-suite shower room. There are three further large double bedrooms served by a family bathroom and a shower room. There is also ample storage throughout the bedrooms and landing.

## Externally

The gardens and grounds complement the house well and not only provide a lovely setting but also incorporate all the amenities associated with family country living. Integral to the house is a boiler room and beyond which lies a games room of timber construction with a tiled floor. Positioned to the south of the house and accessed from a spur off the main drive, is a substantial oak framed garage comprising three open bay garages and a further double garage. Adjoining the southern end is a summer house which overlooks the gardens and grounds and to the south. Moving further south lies the heated swimming pool with an electric automatic protective cover. Discretely positioned to the east is a hard tennis court overlooked by a gazebo. To the northern end lies an all-weather putting green. There are formal

gardens to the east of the house which include a pond with decked seating areas, a summer house and a patio well-positioned to exploit the afternoon and evening sun. At the southern end of the garden is a more informal area which includes an orchard, children's climbing frame, space for a sunken trampoline and a kitchen garden with a series of raised beds. This area is stock proof and well protected by deer fencing. In all the gardens and grounds extend to 1.9 acres.

Services		
Water	✓	Mains
Electricity	✓	Mains
Central Heating	✓	Oil fired and swimming pool
Drainage	✓	Private

## Local Authority

Sevenoaks District Council 01732 227000

## Fixtures and Fittings

All Items known as vendors' fixtures and fittings are specifically excluded from the sale however certain items may be available by separate negotiation.

## Postcode

TN8 6SE

## Right of Way

There is a right of way for the benefit of Oaklands over a second access leading from Pootings Road. Further details from the selling agents.

## Agent's Note

In accordance with the 1974 Estate Agent's Act we must highlight that the property is owned by a partner of Knight Frank.

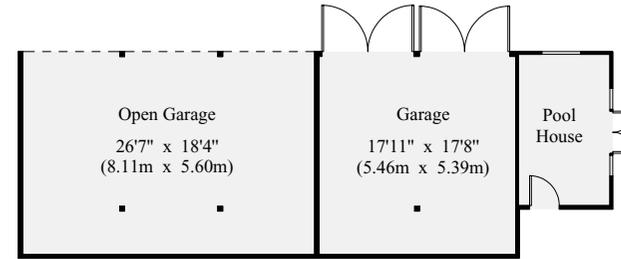
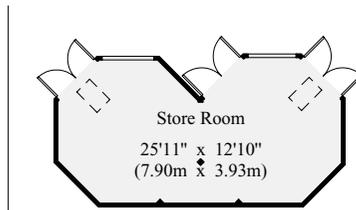
## Directions

From the centre of Crockham Hill turn into Spout Lane which in turn becomes Pootings Road. Continue along this road for approximately 1.1 mile and the access lane can be found on your right hand side. After 50 yards the entrance gates will be found on the left.

From Sevenoaks take the London Road heading in a northerly direction passing Sevenoaks station on the left. Continue towards Riverhead and at the junction take the first exit onto the A25. Continue past Riverhead Infant School and turn left onto the B2042 towards Edenbridge. Continue on this road past Ide Hill Village Hall and on into Four Elms village. In the centre of the village turn right at the crossroads onto Pootings Lane. Continue on this lane for approximately 0.9 mile, then take the lane on the lefthand side and the entrance will be found 50 yards on the left.

## Viewings

Viewings strictly by prior appointment with the vendors sole selling agents Knight Frank 01732 744477.



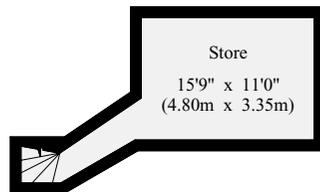
### Approximate Gross Internal Floor Area

House : 412.6 sq.m (4441 sq.ft.)

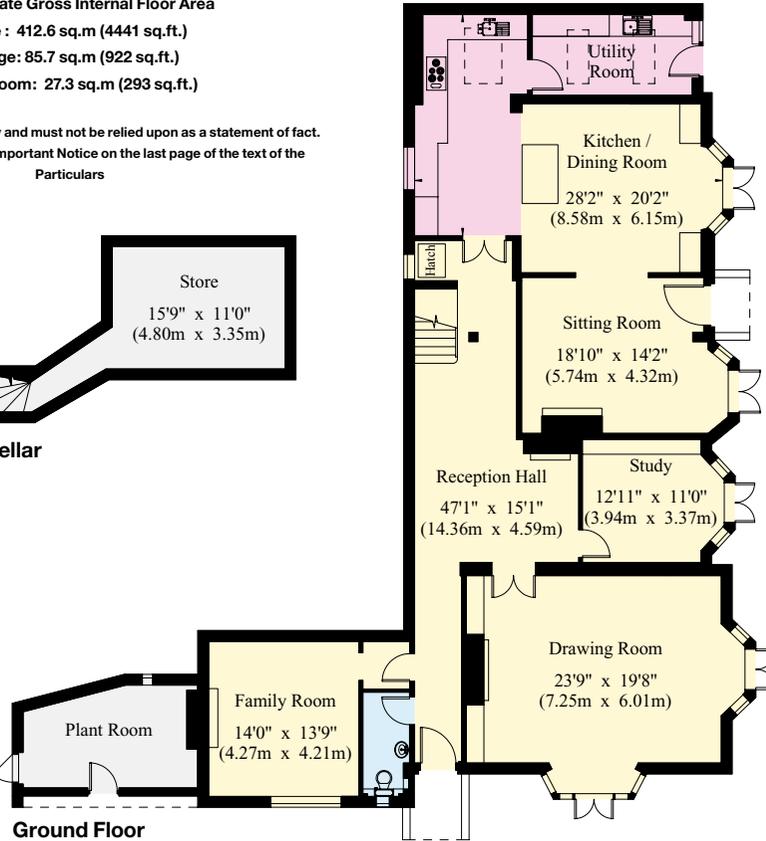
Garage: 85.7 sq.m (922 sq.ft.)

Store Room: 27.3 sq.m (293 sq.ft.)

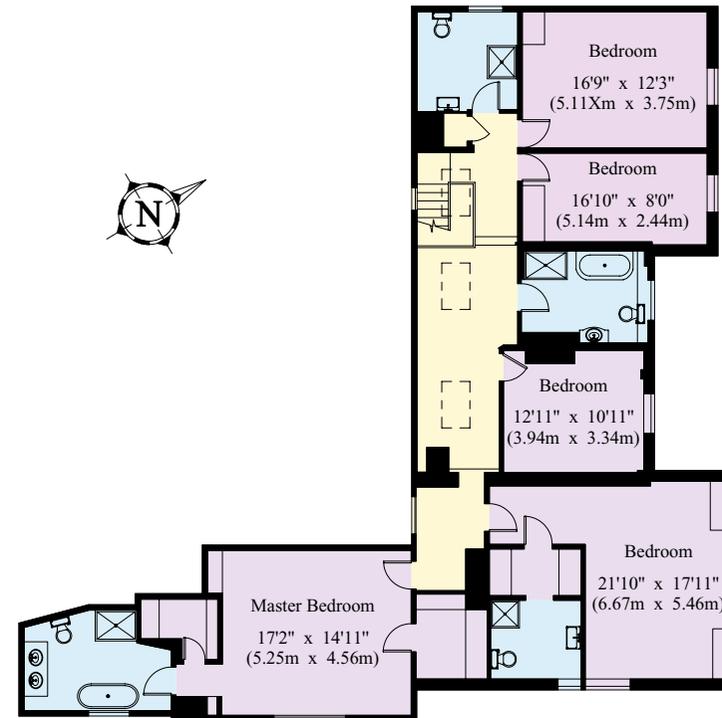
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Cellar



### Restricted Height



First Floor



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### Energy Efficiency Rating

Very energy efficient - lower running costs

