



A viewing is highly recommended. In a beautiful semi-rural location adjoining and overlooking fields to one side and the back and also with views to the front over open fields.

This charming semi-detached period cottage offers bright, spacious and well presented three bedroom accommodation with the benefit of a garden studio, garage and off road parking.

- Three Bedrooms
- Bedroom Three Currently in use as a Home Office
- Two En-Suite Bath/Shower Rooms
- · Sitting Room
- · Kitchen/Dining Room
- · Cloakroom & Utility Room
- Garden Studio
- · LPG Gas Heating
- · Double Glazing
- · Garage & Parking

## PRICE FREEHOLD £775,000

#### LOCATION

Situated in a country lane to the east of Crockham Hill and the west of Four Elms the hamlet of Pootings comprises a number of residential dwellings surrounded by farmland and equestrian facilities. In Crockham Hill there is a well regarded primary School, a village hall, church and public house, there are similar services in Four Elms. Edenbridge to the south is the main shopping centre with a Waitrose Supermarket and a selection of local shops, there is also a leisure centre with indoor swimming pool. Oxted to the north offers a larger shopping centre and additional social and recreational facilities. There are other state and private schools for all ages in the surrounding villages and towns as well as stations to London from Edenbridge, Hurst Green or Oxted. M25 access from junctions 5 or 6 connects with other motorway networks, the Dartford River Crossing, Bluewater

Shopping Centre, The Chanel Tunnel, the south coast and Gatwick and Heathrow Airports.

## **GROUND FLOOR**

Front door to the entrance hall.

## **ENTRANCE HALL**

With radiator, quarry tiled floor and stairs to the first floor.

#### SITTING ROOM

With radiator, double glazed windows, oak flooring and chimney breast with fitted log burning range.

# KITCHEN/DINING ROOM

A spacious open plan area with the kitchen area fitted with a range of base and wall units, single drainer one and a half bowl sink. Range cooker (the oven is a/f), extractor hood. Storage cupboard with power, dresser style unit, radiator, quarry tiled floor, double glazed windows and double glazed double doors to the terrace and garden. Opening to the rear hall.











#### RFAR HALL

With built in storage trunk and door to the garden.

#### CLOAKROOM

With w.c., hand basin, quarry tiled floor and storage cupboards.

### FIRST FLOOR

### **LANDING**

With oak flooring and linen cupboard with hot water cylinder, shelving and boiler for central heating and hot water.

#### **BEDROOM ONE**

To the back of the house and with beautiful views over fields from the double aspect double glazed windows. Radiator and oak flooring.

### **EN-SUITE BATHROOM**

With enclosed bath with a mixer tap and hand shower, w.c. and hand basin. Ladder style towel rail, part tiled walls, tiled flooring, double glazed window and eaves storage cupboards.

#### **BEDROOM TWO**

To the front of the house with views over fields to the opposite side of the road. Radiator, double glazed window, oak flooring and original fireplace surround.

## **EN-SUITE SHOWER ROOM**

With shower cubicle, w.c. and hand basin. Chrome ladder towel rail, extractor fan, part tiled walls, large built in storage cupboard and vinyl flooring.

### BEDROOM THREE/HOME OFFICE

To the back of the house with double aspect double glazed windows overlooking fields. Radiator, oak flooring and large built in storage cupboard.













#### **OUTSIDE**

#### LARGE GARAGE

With up and over door, light, power, loft space and door to the terrace and garden. The garage at present has been partially divided to provide a small gym.

There is parking for at least three vehicles to the front of the garage and house.

### **GARDEN STUDIO**

Located to the back of the terrace with double doors at the entrance, light, power and vaulted ceiling.

#### **UTILITY ROOM**

With single drainer single bowl stainless steel sink unit with under sink cupboard, two wall units, light, power and plumbing for a washing machine.

### THE GARDEN

Adjoining fields to two sides with a large sun terrace, lawns, small shed and flowering trees and shrubs. The front garden is mainly lawn with some trees and shrubs with a brick boundary wall and entrance to the the front. There is also a side access to the back garden.

# **SERVICES**

Mains water and electricity. Private drainage system. LPG for boiler.

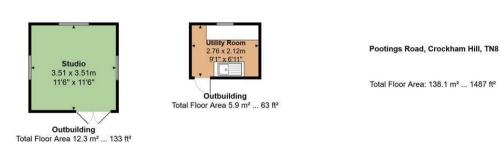
### **COUNCIL TAX**

Sevenoaks District Council - Band "E"

## **DIRECTIONS**

From the village of Crockham Hill take the B269 (Spout Lane) towards Four Elms, Spout Lane becomes Pootings Road.

The property will be found on the right shortly after entering Pootings.





Measurements are approximate, not to scale and for illustrative purposes only. www.essentialpropertymarketing.com

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**EPC Rating- G** 

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