



Ibbett Mosely

Pootings Road, Crockham Hill, TN8 6SD



Ibbett Mosely

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.

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

- 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

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.





REAR 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 front. There is also a side access to the back garden.

SERVICES

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

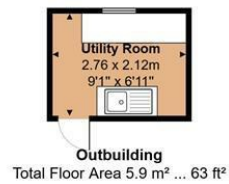
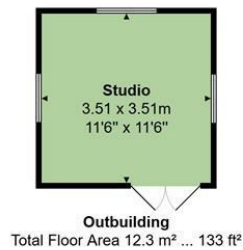
COUNCIL TAX

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.



Pootings Road, Crockham Hill, TN8

Total Floor Area: 138.1 m² ... 1487 ft²



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

Ibbett Mosely

Westerham 01959 563265

EPC Rating- G

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract, (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property over 3.0.

...a name you can trust
offices in Kent and London