



JAMES MILLARD
INDEPENDENT ESTATE AGENTS



Dairy Lane

Crockham Hill, Kent TN8 6RA

- CHAIN FREE
- UNIQUE SETTING
- PANORAMIC RURAL VIEWS
- 0.57 ACRE PLOT
- KITCHEN WITH INTEGRATED APPLIANCES & AGA
- SITTING ROOM WITH LOG BURNER
- DOUBLE GARAGE & DRIVEWAY PARKING
- CROCKHAM HILL PRE & PRIMARY SCHOOLS – 0.7 MILES
- KENT GRAMMAR SCHOOL CATCHMENT AREA
- OXTED STATION – 4.4 MILES

Idyllically located home enjoying glorious panoramic views over the surrounding countryside towards the Greensand Ridge, nestled amidst well-tended gardens of circa 0.57 acres.

Dating to the 1930s with more recent additions, this unique property provides well-proportioned, characterful accommodation to include a spacious master suite, versatile reception space and impressive kitchen, complete with bespoke Shaker cabinetry and electric Total Control AGA.

Internal storage has been comprehensively integrated throughout, with the double garage encompassing an easily accessed, fully boarded loft space.

Externally, the level plot comprises a summerhouse with a glorious westerly outlook and concealed area housing a log store and tool shed.

Generous driveway parking completes the profile of this exceedingly rare proposition.

POINTS OF NOTE

- Double glazing, quarry-tiled sills, exposed ceiling timbers, oak flooring and oak joinery, to include thumb latch doors
- Welcoming entrance hall with deep understairs' storage cupboard and door to a cloakroom with WC and wall-hung basin
- Well-appointed kitchen encompassing a comprehensive range of framed, Shaker-style cabinetry in a neutral colourway with a mix of granite/oak counters and upstands over, under-cupboard lighting, larder cupboard, wine rack and breakfast bar. Oak overmantle with inset electric, twin plate Total Control AGA. Double butler sink with period style lever operated mixer tap. Integrated Bosch induction hob with extractor over, double oven, fridge/freezer and Miele dishwasher. Inset ceiling spots and tiled flooring. Additional tall, fitted pantry cupboard with drawers beneath
- Triple aspect sitting room with exposed beams and fireplace incorporating a Clearview log burner, tiled hearth and oak mantle
- Dining room with an outlook over and door out to the rear garden terrace
- Study with fitted oak desk with filing drawers and shelving over
- Generously sized master suite with far-reaching views, a bank of fitted wardrobes to one wall offering double and long hanging and door through to a full bathroom comprising a curved shower enclosure with Aqualisa system, full length bath with period mixer and handheld shower over, pedestal basin and WC. Heated towel rail and travertine tiling



- Three further bedrooms, all with delightful outlooks, to include two with original fireplaces and built-in wardrobes
- Family shower room comprising an enclosure with Aqualisa system, period style pedestal basin and close coupled WC. Heated towel rail and travertine tiling
- Useful utility room with convenient access through to the driveway, garden and garage, with space/plumbing for a washing machine, space for a tumble dryer, inset stainless steel sink with mixer tap, drainer and tiled splashback, accompanied by fitted storage cupboards and tiled flooring
- Double garage with electric fob operated up and over doors and pedestrian door through to the garden. Hatch with drop-down ladder to a fully boarded upper storage loft
- Gated crunch gravel driveway with integral turning area
- Surrounding the established wisteria-clad elevations are level gardens of 0.57 acres, largely laid to lawn with mature beds/borders and established trees. A paved terrace - ideal for relaxing and outdoor entertaining – extends to the rear, whilst an attractive summerhouse enjoys a warm, south-westerly aspect. To the side a designated wild meadow space planted with bluebells and other flowers encourages wildlife, with a gate leading to a further composting zone beyond. A concealed area of garden, gated to both rear lawn and driveway, houses the oil tank, a shed and accompanying log store

SERVICES:

Mains electricity & water. Private drainage. Oil fired central heating.

LOCATION

Crockham Hill village offers local public house, church and well reputed junior school. The nearby towns of Edenbridge and Westerham are two miles distant and Oxted approximately three and a half miles, provide a wider range of facilities including direct line rail services to London and Croydon. The area is well served for recreational amenities, which include a choice of golf courses, walks and horse riding on nearby National Trust Common and Woodland. The M25 and national motorway network is available at Godstone (junction 6) or Chipstead (junction 5), both about six miles distant and also providing access to Gatwick and Heathrow airports.

OUTGOINGS

Sevenoaks District Council - Tel No. 01732 227000

Council Tax Band G

EPC: E

VIEWING

Strictly by appointment via James Millard Independent Estate Agents
1 & 2 The Grange, High Street, Westerham, Kent TN16 1AH
Tel: (01959) 565756 E-mail: westerham@jamesmillard.co.uk
Web Site: www.jamesmillard.co.uk





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