



JAMES MILLARD
INDEPENDENT ESTATE AGENTS



Spout Lane Crockham Hill, Kent, TN8 6RS

GUIDE PRICE £1,175,000 FREEHOLD

- CHAIN FREE • PERIOD FEATURES
- DESIRABLE VILLAGE SETTING WITH VIBRANT COMMUNITY, PUB, PRIMARY SCHOOL, PRE-SCHOOL & CHURCH • GLORIOUS FAR-REACHING VIEWS
 - WELL-STOCKED GARDENS • GARAGE & DRIVEWAY PARKING
 - VERSATILE ACCOMMODATION
 - THREE BEDROOMS & TWO BATHROOMS
- KENT GRAMMAR CATCHMENT AREA • OXTED STATION - 4 MILES

A unique opportunity to acquire a rare gem of a home, enjoying spectacular panoramic views over open countryside and occupying an enviable location nestled within the centre of the village, with the school, pub and church directly at hand.

Understood to date to the turn of the 20th century, the property offers characterful and well-proportioned accommodation to include three double bedrooms and versatile reception space.

The surrounding mature garden serves as an attractive backdrop, whilst detached double garaging and driveway parking are ideal accompaniments.

Oxted, with its fast and frequent commuter services to London and broad range of amenities is within a ten minute' drive.

AGENTS' NOTE: We have been informed by our sellers that a portion of the garden is leased from the National Trust with 62 years remaining. Full details can be made available to interested parties.

POINTS OF NOTE:

- Spacious entrance hall with original quarry tiled floor, high-level display/plate rack, built-in shallow cupboards and wide tread staircase ascending to the first floor. Door to a large cloakroom with fitted coats' cupboard to one end, basin and close coupled WC
- Dining room with an imposing (non-working) fireplace comprising an oak mantle and surround, flanked by a low-level fitted alcove cupboard with arched oak pelmet and glass display shelving. Sliding doors to:
 - Pentagonal conservatory of modern UPVC construction with tiled floor, fitted bench seating to either side and double doors to the garden, specifically designed to immersively relax in the serenity of the outlook
 - The kitchen is fitted with a comprehensive mix of farmhouse style cabinetry in a pale yellow colourway, to include cupboards and drawers, with granite counters over, undercupboard lighting and some open shelving. Integrated Neff double oven, Bosch electric hob, washing machine, tumble dryer, fridge/freezer and dishwasher. Stainless steel sink 1.5 bowl sink with drainer, cupboard housing a floor mounted electric boiler and tall 'utility' cupboard, ideal for a vacuum. Spacious dining area with ample room for a family sized table and chairs and French doors opening out to a paved terrace within the garden
 - Generously proportioned, dual aspect sitting room basking in the view and connected with the garden via a set of French doors. Modern fireplace situated to one end with a stone surround and hearth with an adjacent glass shelved display alcove
 - Principal bedroom suite benefitting from the full glory of the picturesque outlook, incorporating an array of fitted wardrobes offering a mix of shelving and hanging. Access through to a walk-through dressing room appointed with a large dressing table and further wardrobes, with an open aspect to a bathroom with panelled side bath, vanity console with inset basin, concealed cistern WC and integral storage. A heated towel warmer, linens cupboard and arched display niche with glass shelves are further thoughtful additions



- Dual aspect double bedroom with a door to a cupboard housing the hot water tank, further door through to a study space/walk-in wardrobe which could easily be converted to an en suite shower room should one wish

- Further double bedroom benefiting from the glorious view incorporating fitted wardrobes. Access to a Jack & Jill style shower room equipped with a corner enclosure with a Galaxy3000 aqua system, pedestal basin, WC and heated towel rail. Deep shelved cupboard and door back to the upper landing, where there is a wooden hatch to the loft space

- Externally, the property is adorned with climbing hydrangea and honeysuckle and enveloped by well-stocked, landscaped gardens established over many years to encompass shrubs and perennials designed to provide colour and variety through the seasons. A duo of paved terraces invite you to linger awhile and enjoy the glorious open aspect, with further features including a gently sloping lawn to one side with rockery, greenhouse, veg patch and ornamental pond. To the front garden area a brick paved path bordered with crunch gravel weaves through deep, opposing, cottage-themed flower beds to a double five bar gate opening to:

- Driveway accommodating circa four vehicles and double garage with up-and-over doors, power, light and a water supply

LOCATION:

Crockham Hill village offers a local public house, church and well-regarded pre & primary schools. The nearby War Memorial Playing Field hosts cricket and football, whilst also providing a fenced-off area with tennis courts and children's play area

The towns of Oxted and Edenbridge, approximately three and a half and two miles distant respectively, provide a wide range of facilities including direct line rail services to London. The area is well served for recreational amenities, which include a choice of golf courses, walks and horse riding. The M25 and national motorway network is accessible at Godstone (junction 6) or Chipstead (junction 5), both circa six miles distant and also providing access to Gatwick and Heathrow airports.

SERVICES, INFORMATION.& OUTGOINGS:

Mains water, drainage & electricity
Council Tax Band: G (Sevenoaks)
EPC: D

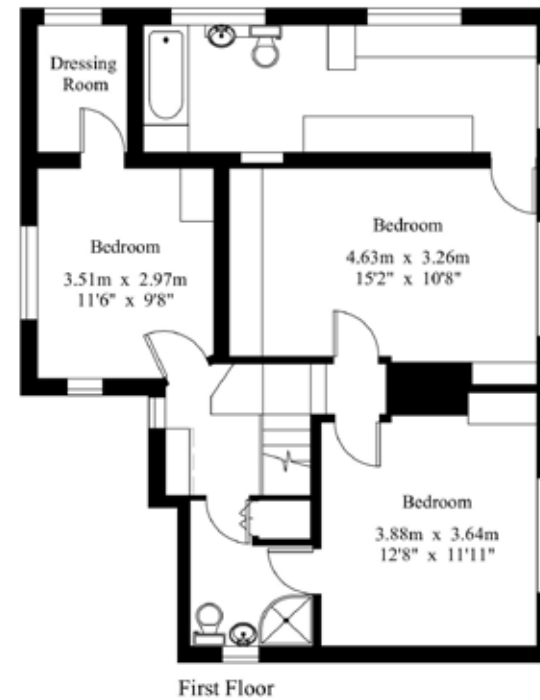
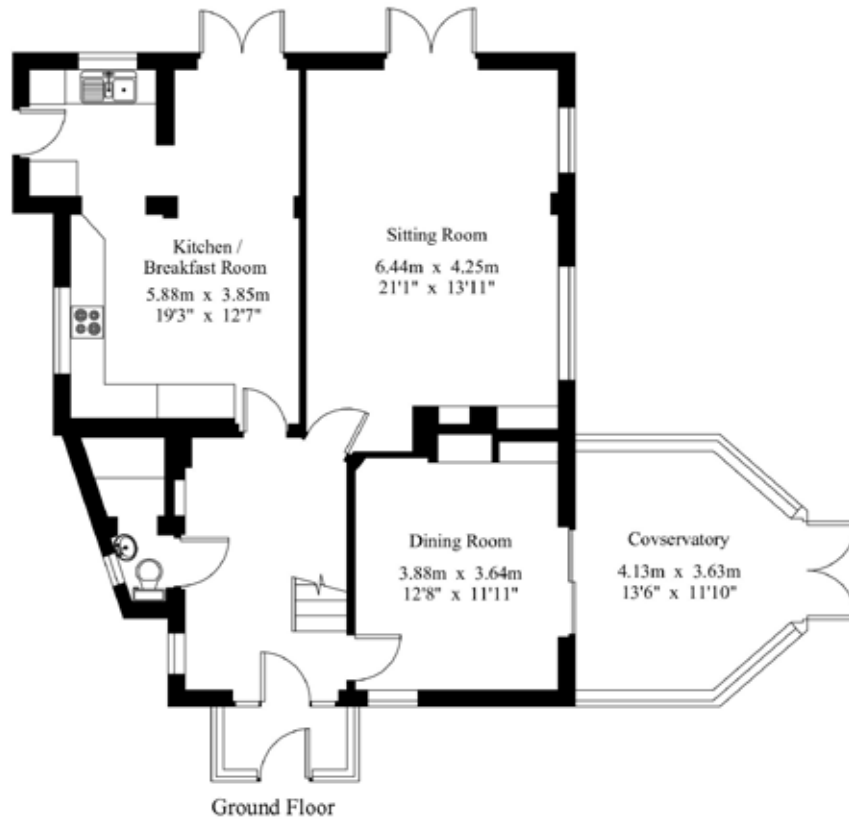
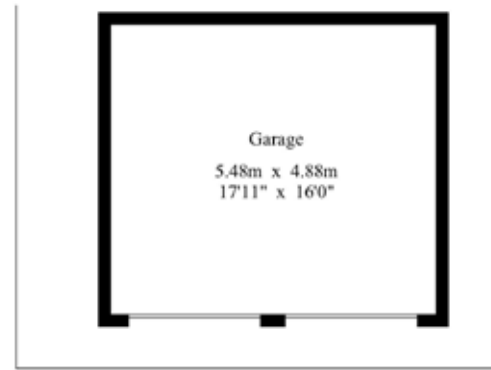
VIEWING:

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
Website: www.jamesmillard.co.uk



House - Gross Internal Area : 177.9 sq.m (1914 sq.ft.)
 Garage - Gross Internal Area : 26.7 sq.m (287 sq.ft.)



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