





Main Road

Crockham Hill, Edenbridge, Kent TN8 6SN

GUIDE PRICE: £650,000 FREEHOLD

- CHAIN FREE • EXTENDED & RECENTLY REFURBISHED PERIOD COTTAGE
- VERSATILE ACCOMMODATION • PLENTIFUL DRIVEWAY PARKING
- PICTURESQUE WESTERLY OUTLOOK OVER FIELDS
- CLOSE TO PRE & PRIMARY SCHOOLS
- EDENBRIDGE MAINLINE STATIONS WITHIN EASY REACH
- WELL-APPOINTED KITCHEN WITH INTEGRATED APPLIANCES
- THREE/FOUR BEDROOMS
- FULL BATHROOM & ADDITIONAL GROUND FLOOR SHOWER ROOM

Offering a stylish, 'turn-key' finish and enjoying a delightful westerly outlook over adjoining countryside, this recently refurbished four bedroom home is located just to the south of Crockham Hill village with its popular pre and primary schools, as well as being within easy reach of Edenbridge's mainline stations.

Providing nearly 1,400 square feet of adaptable accommodation, the property benefits from sociable open plan living space encompassing a well-appointed dining kitchen with breakfast island, attractive wall panelling and folding doors opening to the garden.

Three double sized bedrooms and accompanying full bathroom are spread over the first and second floors, whilst a flexible bedroom/home office with accompanying shower room to the ground floor adds further versatility.

Bespoke storage has been carefully considered and integrated at every opportunity and a driveway to the front and side, accommodating several vehicles with ease.

POINTS OF NOTE:

- Full double glazing
- Front door opening into a sizeable tiled hallway with useful understairs storage cupboard
- Superbly-appointed Shaker style kitchen in a pale grey colourway with white Silstone counters/upstands, tiled splashbacks, undercounter slimline pantry, carousel corner cupboards and central breakfast island. Integrated Bosch tall fridge/freezer, washing machine, electric induction hob with extractor canopy over, multi-functional electric oven and dishwasher. Ceramic butler sink with lever operated mixer tap and adjacent drainage area. Spacious dining area with feature wall-panelling and folding doors opening to the garden. Underheated ceramic tiled flooring throughout and sociable open aspect through to a:
- Generously proportioned sitting room encompassing an open fireplace with stone hearth, window shutter and staircase rising to the first floor
- Flexible study/ground floor bedroom with underfloor heating and window shutter

- Convenient ground floor shower room incorporating a corner enclosure with drench head/hand held shower, floor mounted vanity cabinet with inset basin, concealed cistern WC, heated towel rail, underheated tiled floor and fully tiled walls

- Two double-sized first floor bedrooms, including one with mirrored fitted wardrobes

- Contemporary styled full bathroom comprising a double-ended bath accompanied with a waterfall mixer tap and useful hand-held shower, walk-in shower enclosure, concealed cistern WC and vanity counter with basin and integral storage. Heated towel warmer, marbled porcelain tiling to the walls and wood effect Amtico-type flooring

- Spacious top floor bedroom with a fabulous rural outlook to the rear, fitted window shutter and clever built-in storage blending open shelving and wardrobes with hanging rails

- Fully fenced rear garden extending to circa 75 feet, laid to level lawn and enjoying a delightful westerly outlook over adjoining countryside. A stone paved terrace framed by raised oak planters is perfect for al fresco dining and relaxing, whilst a wooden side gate leads conveniently through to the driveway area, which accommodates several vehicles with ease

LOCATION:

Crockham Hill is a pretty village situated on the Kent/Surrey borders, surrounded by attractive Greenbelt countryside, offering a popular pub, church and well-regarded pre & primary schools. The nearby towns of Edenbridge, Westerham and Oxted provide a wide range of shopping and day-to-day amenities, with Edenbridge & Oxted benefitting from mainline stations with direct rail services to central London. There are numerous historic houses (many of which are owned by The National Trust) in the area including Chartwell, Emmetts Garden, Hever Castle and Penshurst Place as well as several golf courses such as Limpsfield and Hever. The M25 (for the coast, other road networks and Gatwick/Heathrow airports) can be accessed at either junction 6 (Godstone) or 5 (Sevenoaks).

SERVICES, INFORMATION & OUTGOINGS:

Mains electricity, water and drainage.

Council Tax Band: E (Sevenoaks)

EPC: E

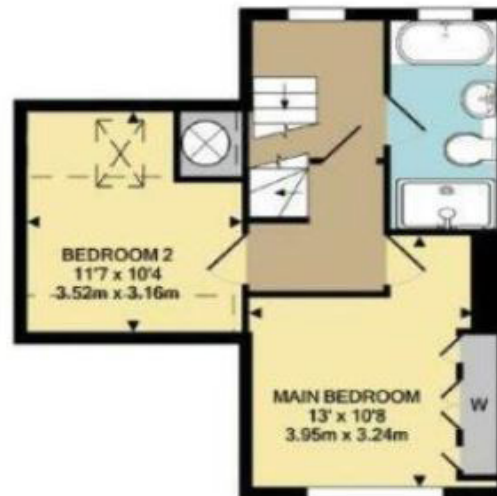
The property has a Stiltz Homelift (www.stiltz.co.uk) installed between the living room and the above bedroom. The lift can be wheelchair adapted and equally so, removed should it not be required.

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

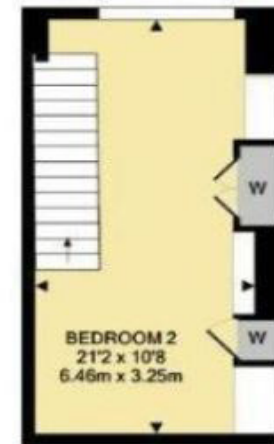




GROUND FLOOR
APPROX. FLOOR
AREA 727 SQ.FT.
(67.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 236 SQ.FT.
(21.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1358 SQ.FT. (126.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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JAMES MILLARD
INDEPENDENT ESTATE AGENTS