

# Crockham House

Westerham, Kent





# Crockham House

Hosey Common Road, Westerham, Kent TN16

A wonderfully private Grade II\* listed country house with extensive and versatile accommodation.

Westerham 2.2 miles, Sevenoaks 6.9 miles, London 38 miles  
(All distances are approximates)

Reception hall | Drawing room | Dining room | Sitting room | Study | Kitchen/breakfast room  
Utility room | Ground floor bedroom with ensuite | WC

Master bedroom with ensuite bathroom and separate dressing room  
Five further bedrooms | Three further bath/shower rooms

## Annexe

Bedroom | Bathroom | Sitting room | Kitchen

## Oast House

Ground floor bathroom | First floor bedroom

## Coach House

Two large garages and two bedroom flats above

Garden store

Beautifully mature gardens and grounds with specimen trees | Pastureland | Woodland and a long approach

**In all about 20 acres**

**Main house including annexe 6,152 sq ft**

**Oast House 422 sq ft**

**Coach House 2,945 sq ft**

## Sevenoaks

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## Country Department

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## Situation

Crockham House sits at the head of a long drive, nestling in its own valley only 0.7 miles from Crockham Hill and 2.2 miles from Westerham.

## Schools

The surrounding area has an excellent choice of schools, notably primary schools in Crockham Hill, Limpsfield and Westerham. Grammar school in Tunbridge Wells and Tonbridge. Private schools including Sevenoaks and Tonbridge public schools. Woldingham, Radnor House and Walthamstow Hall. Sevenoaks, Solefields and New Beacon preparatory schools in Sevenoaks. St Michaels & Russell House preparatory schools in Otford. Hazlewood mixed

## Trains

Oxted (4.5 miles) to Victoria and London Bridge  
Sevenoaks (6.9 miles) to Charing Cross/Cannon Street

## Leisure Facilities

There is an extensive network of local bridle paths, and access to additional riding opportunities through the South East Toll Rides scheme. Pubs, walks, National Trust Gardens and Houses. Golf clubs at Westerham, Limpsfield Chart, Edenbridge, Sevenoaks and Hildenborough. Sevenoaks and Oxted swimming and leisure centres. Crockham Hill tennis club.

## Motorway Links

Junctions 5 or 6 of the M25 give access to other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel Terminus.



## Crockham House

Crockham House is a Grade II\* listed country house of architectural and historic importance and is understood to have been built in the 15th Century with later additions. The accommodation in the main house extends to over 6,000 sq. ft. providing light, spacious and versatile accommodation. The house is ideal for modern family living, as well as entertaining on a larger scale. The majority of the rooms enjoy lovely views over the delightful gardens and grounds.

The house retains many of its original features including exposed timber beams, an inglenook fireplace, delightful wooden floors and 17th Century panelling.

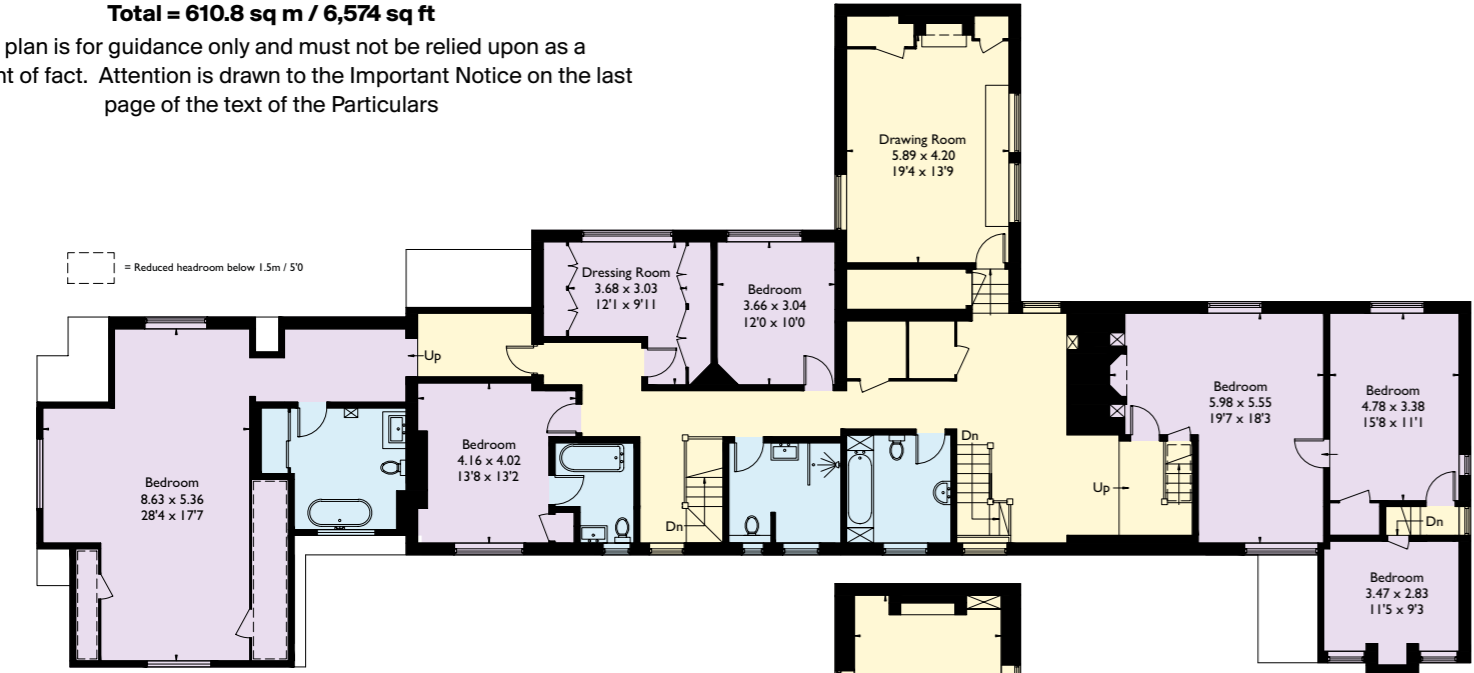
The house also has some interesting history. It was owned in the 1930's by Alice Bowes-Lyons and the gardens were designed by Octavia Hill who co-founded the national Trust. It was rumoured that the Queen Mother used to play in the gardens. It also understood that the Oast House was used by the monks for brewing beer.



Approximate Gross Internal Floor Area  
71.6 sq m / 6,152 sq ft  
Oast House = 39.2 sq m / 422 sq ft  
Total = 610.8 sq m / 6,574 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

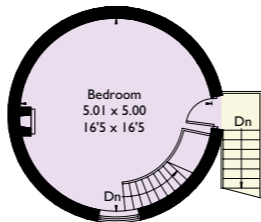
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside
- Recreation



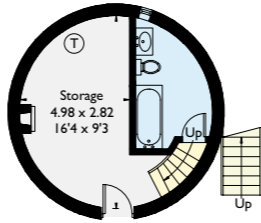
First Floor



Ground Floor



Oast House First Floor



Oast House Ground Floor  
(Not Shown In Actual Location / Orientation)

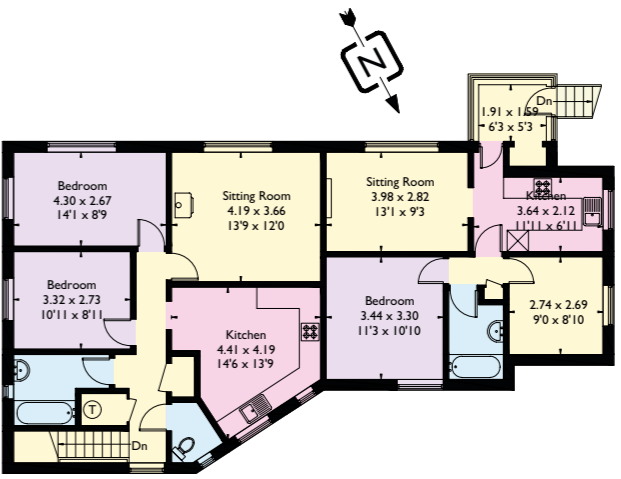
Approximate Gross Internal Floor Area  
273.6 sq m / 2,945 sq ft

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Garage Ground Floor

(Not Shown In Actual Location / Orientation)



Garage First Floor





## Gardens and grounds

Undoubtedly the gardens and grounds are a big feature of the property and extend to circa 20 acres. They provide the most wonderful setting creating a high degree of privacy and protection.

## Services

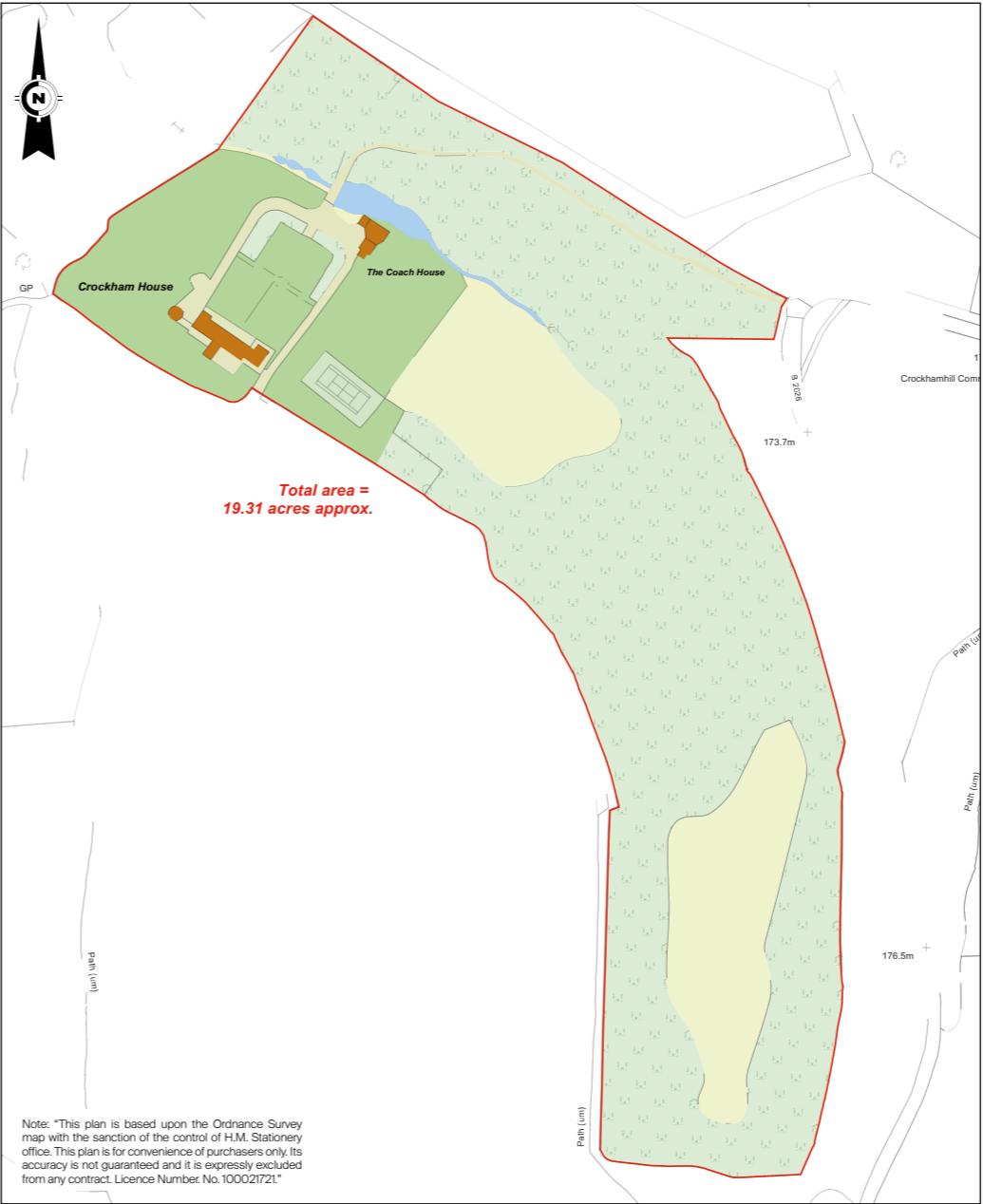
Mains water and electricity, oil fired central heating. Private drainage into a cesspit

## Local authority

Sevenoaks District Council

## Planning

The Coach House previously had planning permission to be converted to two four bedroom semi-detached houses 07/00534/FUL Sevenoaks District Council. This planning has now lapsed.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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## Directions (Postcode TN16 IPR)

From the M25 junction 6, proceed southbound on A22, and after 0.75 miles bear left at the roundabout on to the A25 heading eastbound towards Oxted. Continue on the A25 all the way through Westerham. Once through Westerham, take the first right onto the B2026 towards Chartwell. Continue on this road up Hosey Hill for approximately 1.5 miles and the entrance to Crockham Hill will be seen towards the top of the hill on the right hand side.



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