



RIGBY & MERCHANT

Set along a quiet no through lane in the heart of the High Weald, Crockers Farmhouse is a beautifully remodelled country home enjoying far reaching views across its own gardens and grounds to the surrounding countryside beyond. Unlisted and wonderfully proportioned, the house extends to more than 5,000 sq ft of accommodation, complemented by a detached annexe and approximately 3.65 acres of idyllic grounds.

The current owners have thoughtfully reconfigured and enhanced the property to create a home that feels both substantial and welcoming. Limestone flooring, oak joinery and underfloor heating run throughout much of the ground floor, while large windows and carefully positioned bi-fold doors ensure the landscape beyond remains a constant backdrop to daily life.

At the centre of the house, the kitchen and breakfast room has been positioned to make the most of the spectacular views, with wide bi-fold doors opening directly onto the terrace. Designed as a sociable and practical space for modern family living, it flows naturally into the surrounding reception rooms. The triple aspect drawing room is particularly impressive, with exposed beams, an inglenook fireplace and wood burning stove creating a warm and characterful setting throughout the year.



Crockers Farmhouse, Crockers Lane, Northiam - TN31 6PY

Guide Price **£1,750,000**



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The accommodation offers remarkable flexibility. In addition to the principal reception spaces, a separate staircase rising from the dining room leads to a generous games room, bedroom and en suite, creating an ideal guest suite, independent space for older children or a dedicated area for multi generational living. Across the upper floors are six further bedrooms, the majority with en suite bath or shower rooms. Occupying the top floor, the principal suite enjoys elevated views across the gardens and surrounding countryside, together with a beautifully appointed bathroom and extensive storage.

Complementing the main house is a detached annexe offering independent accommodation with an open plan kitchen and living space, shower room and first floor bedroom. Equally suited to guests, extended family, home working or income generation, it adds a further layer of versatility to an already impressive home.

Outside, the setting is exceptional. An in and out gravel driveway approaches the house and provides extensive parking alongside an integral double garage. The beautifully established gardens wrap around the property and extend to approximately 3.65 acres, creating a wonderful sense of privacy and seclusion. A pond, decked seating area and expansive terrace provide perfect places from which to enjoy the uninterrupted rural views, while the surrounding grounds offer endless opportunities for family life, entertaining and recreation.







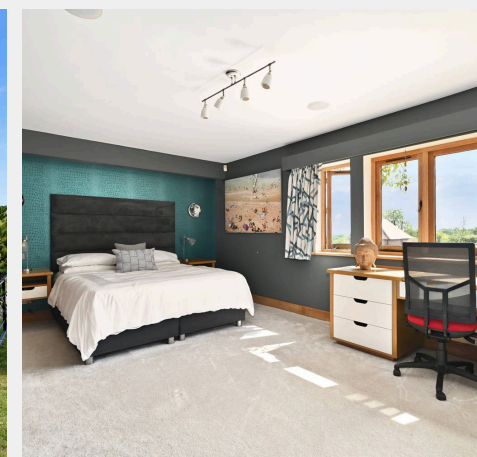
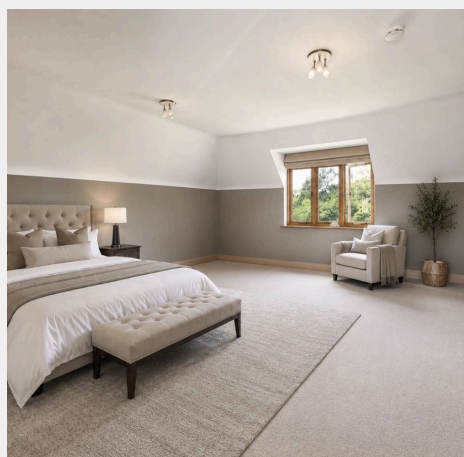
Crockers Farmhouse is situated on a no-through lane in a wonderful rural location. The pretty village of Northiam has a good selection of local amenities, including a primary school, tea rooms, doctor's surgery, a public house and the renowned Great Dixter house and gardens. More extensive shopping and leisure facilities can be found in Tenterden (7.6 miles), Hawkhurst (6.9 miles) and the charming historical cinque port of Rye (8.6 miles) with a range of shopping, commercial and leisure facilities.

Mainline rail services: Staplehurst and Etchingham stations have frequent services to London Charing Cross and Cannon Street. A high speed train service runs from Ashford to London St Pancras in about 37 minutes and there are also regular services to the Continent from Ashford International. Education: There is an excellent selection of schools in the area in both the state and private sectors, at all levels. Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airports and other motorway networks.

Council Tax band: G

Tenure: Freehold

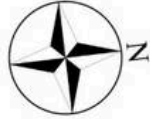
- Panoramic countryside views
- Approx. 3.65 acres of grounds
- Detached guest annexe
- Triple aspect drawing room
- Ground source heating system
- Peaceful High Weald setting





Crockers Farm, TN31

Approximate Gross Internal Area = 379.2 sq m / 4082 sq ft
 Approximate The Cottage Internal Area = 59.1 sq m / 637 sq ft
 Approximate Garage Internal Area = 34.6 sq m / 373 sq ft
 Approximate Total Internal Area = 472.9 sq m / 5092 sq ft
 (excludes restricted head height)

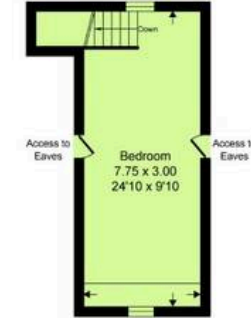


Ground Floor



The Cottage Ground Floor

First Floor



The Cottage First Floor



Second Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



Rigby & Marchant

115 Westbourne Studios 242 Acklam Road, London - W10 5JJ

020 7221 7210

sales@rigbyandmarchant.co.uk

www.rigbyandmarchant.co.uk/

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