

CAVENDISH

LETTINGS, SALES & PROPERTY MANAGEMENT

Crockham House
Westerham







This Grade II listed period property exudes charm and character, showcasing architectural features that reflect its rich history and offering extensive accommodation of over 6,000 square feet.

The property is believed to have been built in the 15th century, with later additions and was previously owned by Alice Bowes-Lyons. It is rumoured that the late Queen mother had been known to play in the 20 acres of gardens, which were designed by Octavia Hill, co-founder of the National Trust.

The house is approached through gates and along a driveway with views of the gardens and the River Darent, which feeds to a pond. Here sit the garages and garden store, with two self contained flats above. The main house is located further along the driveway. The detached Oast House sits alongside the main house.

MAIN HOUSE:
Ground Floor: Entrance hall, drawing Room, studio, dining Room, kitchen, utility, 2 cloakrooms, Bedroom with ensuite shower. Attached annexe with reception room, kitchen, bedroom and shower room.
First floor: Master bedroom with ensuite bathroom, dressing room, 5 further bedrooms, family bathroom, shower room, upstairs sitting room/bedroom.
Second floor: Double bedroom and separate bathroom.

SELF-CONTAINED FLATS & GARAGES:
Ground Floor: Garaging and garden stores.
First Floor: 2 flats each offering 2 bedrooms, kitchen, sitting room and bathroom.

OAST HOUSE:
In need of renovation
Ground Floor: Storage room, bathroom (approached via staircase from first floor).
First Floor: Bedroom with fireplace.

GROUNDS: Gardens and ground extending to approximately 20 acres.

Mains electricity/water
Heating: Oil fired
Drainage: Private to a cesspit
Local Authority: Sevenoaks District Council
Council Tax Band: H
EPC rating: E
Tenure: Freehold

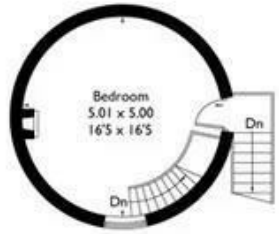
- Grade II listed property
- Character features
- Plot of approximately 20 acres
- Approx. 19 minute drive to Sevenoaks Main Line Station
- Approx. 13 minute drive to Junction 5 of M25
- 2.0 miles to Westerham High Street for local shopping and restaurants
- Separate detached Oast House (in need of renovation)
- Garage block with 2 x self contained flats above
- One bedroom annexe located on the ground floor of the main house

Approximate Gross Internal Area = 571.6 sq m / 6152 sq ft
Oast House = 39.2 sq m / 422 sq ft
Total = 610.8 sq m / 6574 sq ft

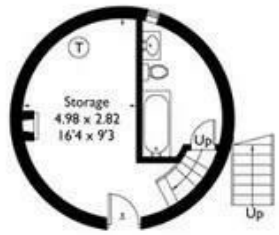


Floorplanz © 2017
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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Oast House First Floor



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









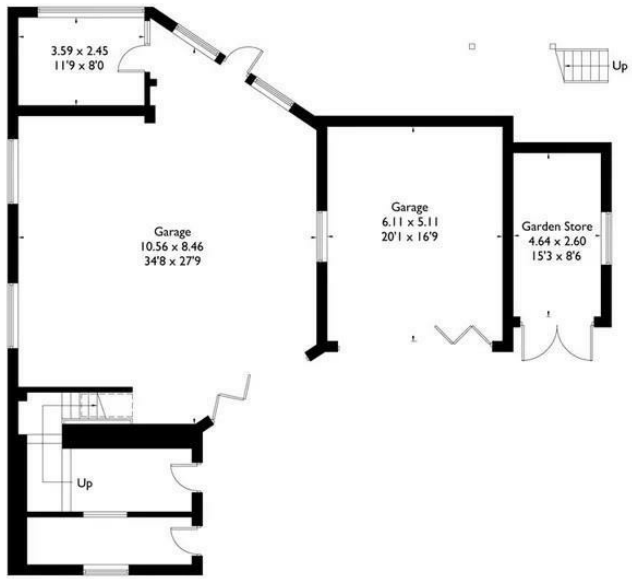








Approximate Gross Internal Area = 273.6 sq m / 2945 sq ft



Garage Ground Floor

(Not Shown In Actual Location / Orientation)



Garage First Floor

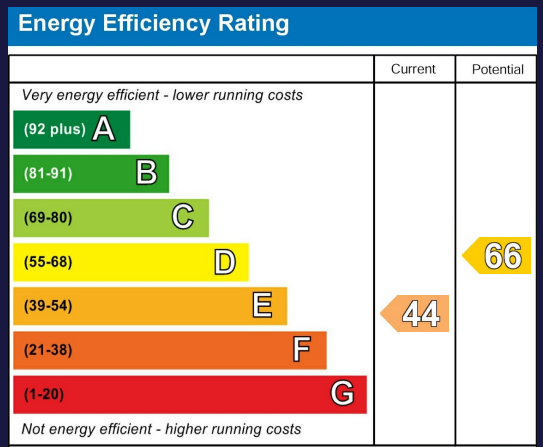
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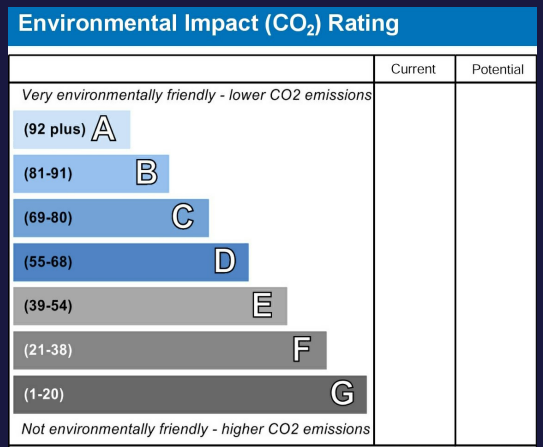
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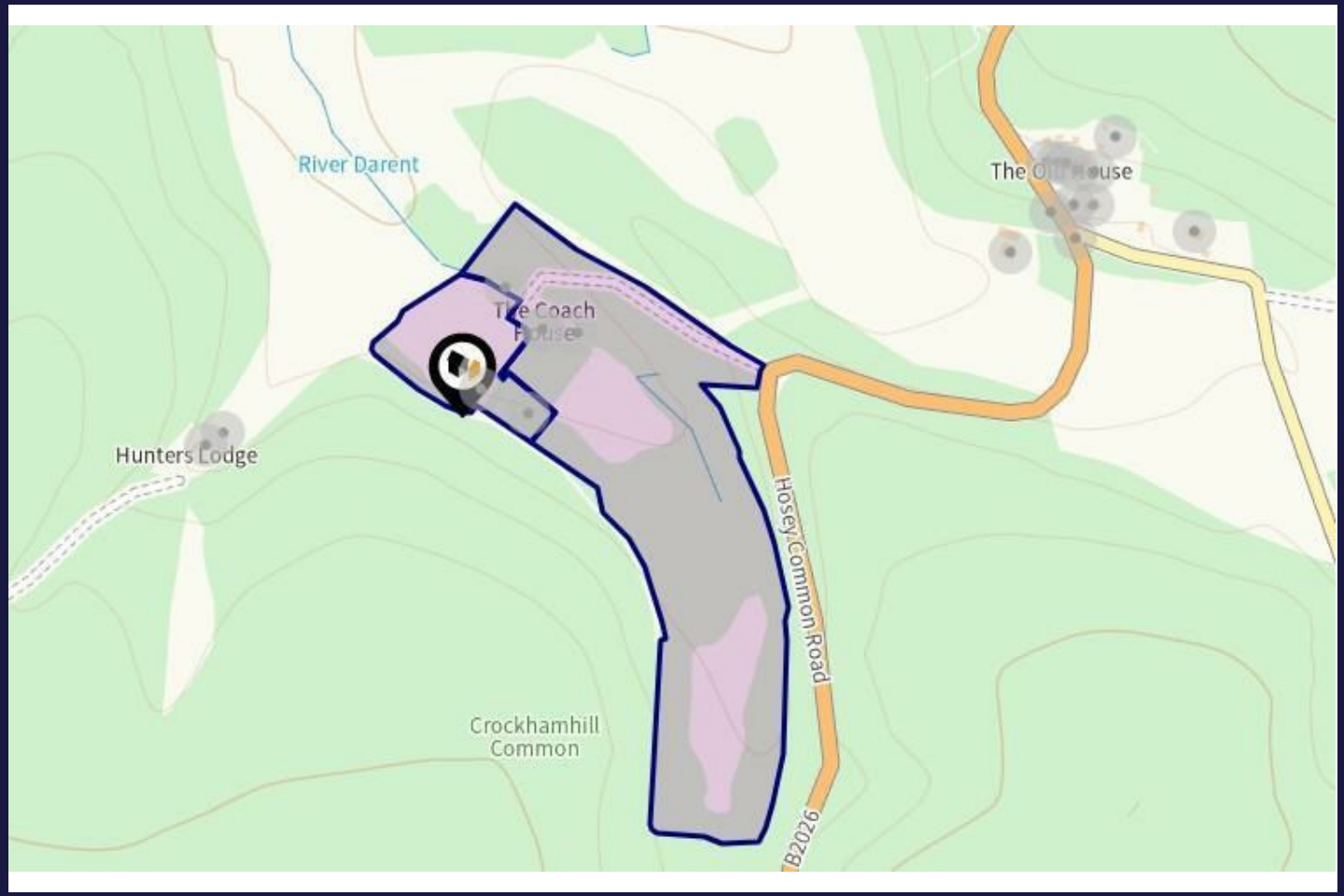














Turning off from the A25 onto Hosey Hill, follow the road along to Hosey Common Road. Approximately 1.5 miles on the right hand side are two brick pillars marking the entrance to the driveway. Follow the driveway over the bridge where you will pass the garages and pond on your left, the driveway for the main house is located at the end, adjacent to the Oast House.





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