



Ibbett Mosely

Froghole Lane, Crockham Hill, Kent, TN8 6TD



LITTLE  
MARINERS

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## AVAILABLE FOR SALE CHAIN FREE

This versatile detached two storey family home is located towards the end of the much sought after Froghole Lane which is located outside the popular village. There are main and guest bedroom suites, four additional bedrooms and two bath/shower rooms, to the ground floor there is a galleried reception hall, four main reception rooms a triple aspect orangery, a kitchen (requires fitting), a utility room, a cloakroom and a shower cloakroom. Externally the garden and grounds which require attention extend in total to about one and a half acres.

## LOCATION

the property is located in the favoured Froghole Lane which is to the north side of the Crockham Hill village with its well-respected primary school, church, village hall, public house, tennis courts and recreation ground.

Comprehensive shopping: Edenbridge (just under four miles), Oxted (just over four miles), Sevenoaks (just over eight miles) and Bluewater (about twenty miles) all with comprehensive shopping facilities. Main Line Rail Services: Edenbridge Town, Oxted and Hurst green to London Victoria and London Bridge, Sevenoaks and Hildenborough to London Bridge, Cannon Street/Charing Cross.

Primary Schools: Crockham Hill, Limpsfield, Edenbridge, Sundridge, Ide Hill and Hever.

Grammar and State Schools: Oxted, Weald of Kent Girls, Tonbridge Girls Grammar, Sevenoaks, Judd Boys Grammar in Tonbridge.

M25: access from junctions 5 or 6 which are both within driving distance.

- Six Bedrooms
- Four Bath/Shower/Wet Rooms
- Four Main Reception Rooms
- Triple Aspect Orangery
- Galleried Reception Hall
- Kitchen (Not Fitted)
- Utility Room
- Ground Floor Cloakroom and Shower/Cloakroom
- Ample Parking
- Garden and Grounds Extending to about One and a Half Acres

**PRICE FREHOLD £2,000,000**

## GROUND FLOOR

front door to entrance vestibule.

## ENTRANCE VESTIBULE

With doors to the reception hall and to the study.

## GALLERIED RECEPTION HALL

With terracotta tiled flooring, part paneled walls, feature fireplace, curved ceiling arcing over the first floor gallery, Main stairs to the first floor.

## SPLIT LEVEL DRAWING ROOM

With oak flooring, fireplace with carved surround. From the raised area there are doors opening into the orangery.

## THE ORANGERY

An addition to the original house with triple aspect windows and doors to the terrace and garden, opening to the kitchen

## KITCHEN/BREAKFAST ROOM

Potential buyers are advised that all the





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kitchen appliances have been removed and the property is being sold as seen. There is a bay window to one side and door from the galleried entrance hall.

**STUDY**

With doors from the entrance vestibule and to the dining room.

**DINING ROOM**

With doors to the galleried entrance hall and to a courtyard.

**INNER HALL**

with door to the terrace and garden

**CLOAKROOM**

With w.c. and hand basin.

**REAR HALL**

With secondary stairs to the first floor and small wine cellar.

**SITTING ROOM**

With bay window overlooking the terrace and garden. Door to the utility room.

**UTILITY ROOM**

With base units, butler style sink, space for appliances and door to the garden.

**SHOWER/CLOAKROOM**

With shower cubicle, w.c. and hand basin.

**FIRST FLOOR**

**GALLERIED LANDING**

Overlooking the entrance hall. Part panelled walls.

**PRINCIPLE SUITE**

A double aspect bedroom with dressing area and stylish en-suite bathroom.



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## GUEST SUITE

Comprises a bedroom with door to a large roof terrace with wrought iron balustrade. A fitted dressing room and stylish en-suite bathroom.

## FOUR FURTHER BEDROOMS

There are four further bedrooms.

## BATHROOM AND WET ROOM

There is an additional bathroom and wet room.

## OUTSIDE

There are two separate driveways providing excellent parking. Planning consent has previously been granted for a detached garage - the consent has lapsed.

## THE GARDEN AND GROUNDS

These extend in total to about one and a half acres, there is a paved terrace lawns, mature trees and shrubs. The garden has not been tended for sometime and is overgrown.



## COUNCIL TAX

The property is located in an area covered by Sevenoaks District Council and is in Council Tax Band H.

## SERVICES

Mains water and electricity are connected. There is no gas at the property. We have been advised that the drainage is to a Kharchester system, potential buyers are advised to satisfy themselves.

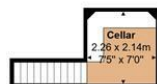


## DIRECTIONS

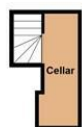
from Westerham proceed on the A25 towards Brasted and Sevenoaks, pass the green and down Vicarage Hill. At the bottom of the hill turn right onto Hosey Hill (B2026). Continue for about three miles and turning left into Froghole Lane. The property will be towards the end of the lane on the right.

Froghole Lane, Crockham Hill, TN8

Total Floor Area: 478.0 m<sup>2</sup> ... 5145 ft<sup>2</sup> (excluding void over reception hall, balcony)



Basement  
Total Floor Area 6.4 m<sup>2</sup> ... 69 ft<sup>2</sup>



Basement  
Total Floor Area 5.4 m<sup>2</sup> ... 58 ft<sup>2</sup>



Ground Floor  
Total Floor Area 268.0 m<sup>2</sup> ... 2884 ft<sup>2</sup>

1st Floor  
Total Floor Area 198.2 m<sup>2</sup> ... 2133 ft<sup>2</sup>

Measurements are approximate, not to scale and for illustrative purposes only.  
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EPC Rating- F

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