

Spinneys, Goodley Stock Road, Crockham Hill, Kent TN8 6TA
Guide Price: £1,700,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS





*Highly Individual Detached Country House
*Sought After Rural Situation *Five Double Bedrooms
*Three Impressive Receptions *Garden Room/Loggia with Bifolds
*Bespoke Kitchen/Breakfast Room *Utility/Boot Room & Pantry
*Family Bathroom & Shower Room *Two Cloakrooms
*Established Landscaped Gardens & Grounds
*Total Plot Approaching an Acre backing Woodland
*Single Attached Garage & Detached Timber Shed & Driveway

Description
An exceptional opportunity to acquire this individual, beautifully appointed detached country house, set within established landscaped gardens with a delightful woodland backdrop. This attractive 1930's property, enhanced by later additions offers a wonderful blend of character, charm and contemporary comfort with generously proportioned reception rooms and bespoke kitchen creating a warm and inviting family home.

Accommodation

- This delightful prospect is approached through an electrically operated gate with sweeping driveway leading to the parking area, established gardens and steps leading to the entrance. Welcoming hallway with staircase rising to the first floor, modern cloakroom, walk in traditional pantry, luxury vinyl flooring extending into the kitchen with contemporary glazed doors.
- Bespoke stylish kitchen/breakfast room, perfectly suited for modern family living fitted with a comprehensive range of Shaker style wall mounted cabinets and base units of cupboards and drawers with contrasting quartz worktops incorporating a breakfast bar peninsular and smart bronze mirrored splashbacks. Appliances include Leisure range cooker, fully integrated fridge and dishwasher. Separate utility/boot room with tiled floor, enamelled sink, space washing machine and tumble dryer and door to garden, ideal for muddy paws.
- Impressive reception rooms, quadruple aspect formal sitting room with elegant working fireplace, feature porthole window and French doors opening to the attractive garden room / loggia with bifold doors opening to the rear terrace. Family snug with wood burning stove and fitted display cabinets and dual aspect dining room with oak flooring, picture rail, wall light points and a delightful outlook over the gardens.
- To the first floor the principal dual aspect bedroom offers delightful views over the gardens, complete with comprehensive full height fitted wardrobes and adjacent luxurious bathroom with stand alone double ended bath and walk in shower enclosure. Four additional double bedrooms with excellent storage, two with basins, a cloakroom and modern family shower room complete the first floor accommodation.
- The beautifully landscaped established gardens approach an acre enjoying secure hedged and fenced boundaries which provide a wonderful backdrop. Principally laid to lawn, interspersed with an abundance of mature trees including copper beech and established specimen shrubs, climbing wisteria to the rear elevation and an abundance of glorious roses. Outbuildings include a summerhouse, Hartley greenhouse and Indian stone terrace with pergola, ideal for al fresco dining and summer entertaining.

- Attached single garage housing Viessmann LPG gas boiler with tool shed and external log store and a recent addition of a detached timber shed.
- Services & Points of Note: Mains water and electricity. LPG gas heating and Nest controls. LPG storage tank. Private drainage. Electrically operated entrance gate, sensor lighting, alarm system and CCTV.
- Council Tax Band: G – Sevenoaks District Council
- EPC: E

Situation

The property is situated in Crockham Hill on the rural fringes of the historic town of Westerham, positioned between the larger towns of Sevenoaks and Oxted. Nearby Crockham Hill village offers a church, highly regarded primary school and Felicity's Pre School, village hall, tennis club, public house and recreation ground with a thriving community spirit. It is well known for its annual fete, fireworks display and amateur dramatics. Several quality golf courses including Limpsfield and Tandridge are situated nearby. The village is surrounded by beautiful countryside including the nearby National Trust Common and woodland, providing extensive footpaths and bridleways. Nearby, Limpsfield village with local church, public house and cricket ground and the town of Oxted with its comprehensive range of shops, schools and a mainline station to London. Westerham's roots date back to the Vikings and Romans and today it has evolved into a charming market town attractive to residents, diverse businesses and visitors. The high street offers a comprehensive range of local shopping facilities, which include independent shops, a variety of cafes, pubs and restaurants. Two famous residents of Westerham were General Wolfe who lived at Quebec House and, Sir Winston Churchill whose country home was Chartwell. Excellent transport links provide access to London, the Southeast and airports via the M20 and M25. Train stations in Oxted, Sevenoaks and Chelsfield are within driving distance, offering services to Victoria/London Bridge and Charing Cross. Primary schools can be found in Westerham, Biggin Hill, Cudham, Knockholt, Oxted and Limpsfield with secondary in Oxted, Orpington, Bromley, Sevenoaks and Tonbridge and a wealth of private schooling in the area including Hazelwood in Limpsfield Chart. Radnor House in Sundridge, New Beacon, Solefields and Walthamstow Hall.

Viewing Strictly By Appointment

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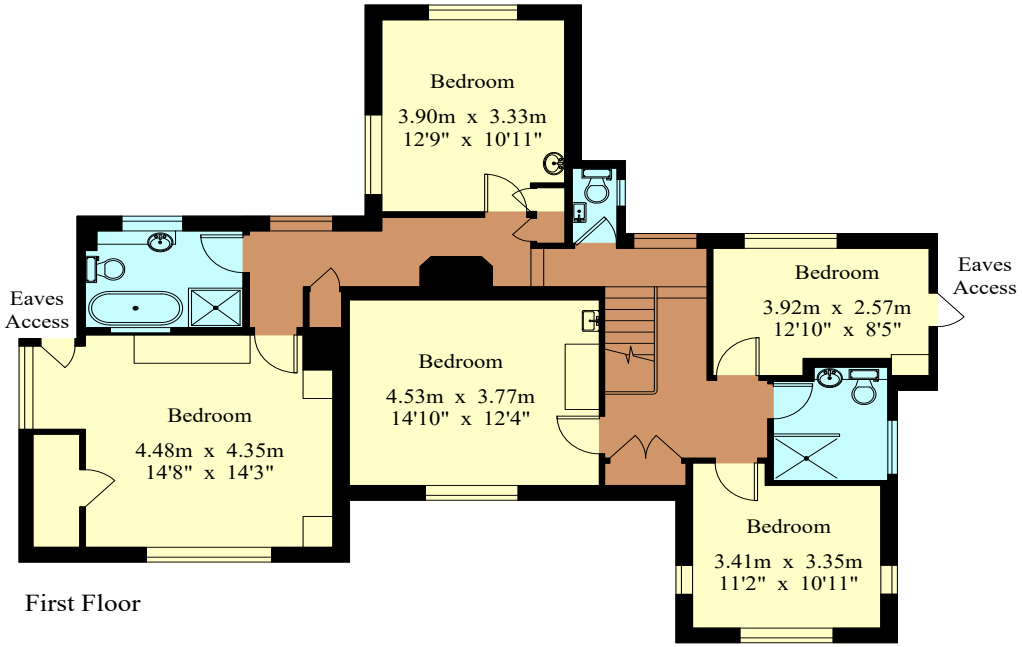




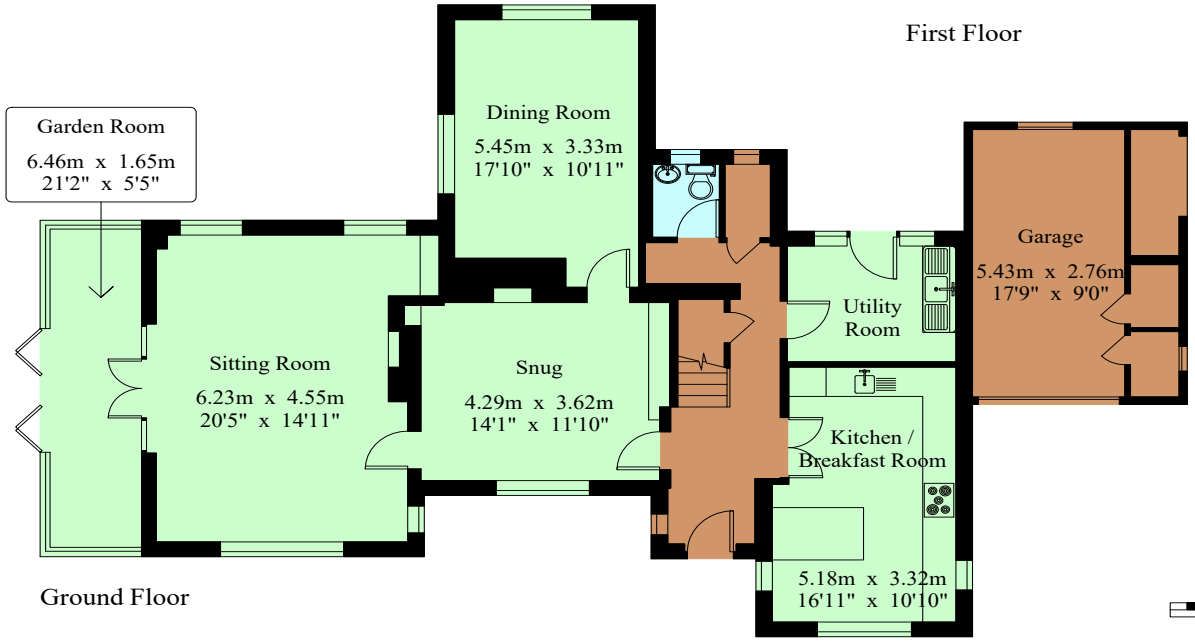
Spinneys

House - Gross Internal Area : 250.8 sq.m (2699 sq.ft.)
(Including Garage)
Timber Shed - Gross Internal Area : 25.4 sq.m (273 sq.ft.)

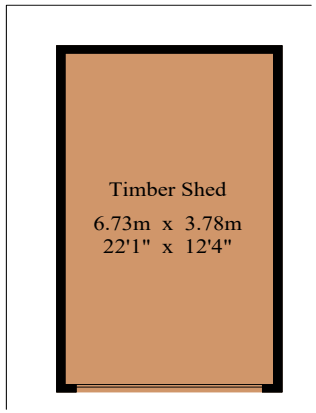


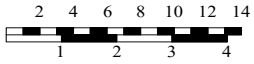


First Floor



Ground Floor





Feet
Metres

For Identification Purposes Only.

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