

Jacobs Ladder

Crockham Hill, Edenbridge, Kent





A contemporary five bedroom family home with exceptional south-facing views in Crockham Hill.



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Summary of accommodation

Ground Floor: Entrance hall | Drawing room | WC | Sitting room | Study | Boiler room | Utility room | Kitchen/dining room

First Floor: Principal bedroom with dressing room and en suite bathroom | Four further bedrooms with en suites

Outside: Garaging | Garden room | Gym | Pool house with sauna and WC

Approx. 5,065 sq ft, in all 2.15 acres



Jacobs Ladder

Nestled on the outskirts of Crockham Hill Village, on the desirable Frogghole Lane, Jacobs Ladder is an impressive five-bedroom contemporary home offering a perfect blend of luxury, space, and seclusion. Designed to make the most of its breathtaking 180° panoramic south-facing views, the property is set within mature, private gardens and delivers an exceptional standard of modern family living throughout.

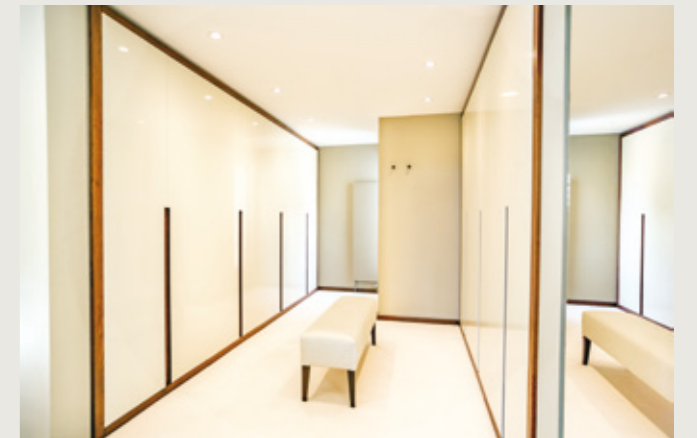


The heart of the home is the expansive open-plan living space, seamlessly integrating the kitchen, dining, and living area, perfect for both entertaining and everyday family life. A separate drawing room provides a more formal setting, while a dedicated study offers a quiet retreat for work or reading. The ground floor also features a spacious, light-filled entrance hall, a practical larder, utility room, and a downstairs cloakroom.

Ascending upstairs, the accommodation continues to impress with five generous double bedroom suites, all of which boast the stunning south-facing views over the Kent and Sussex countryside. The principal suite offers a luxurious escape with its own dressing room and a large en suite bathroom.







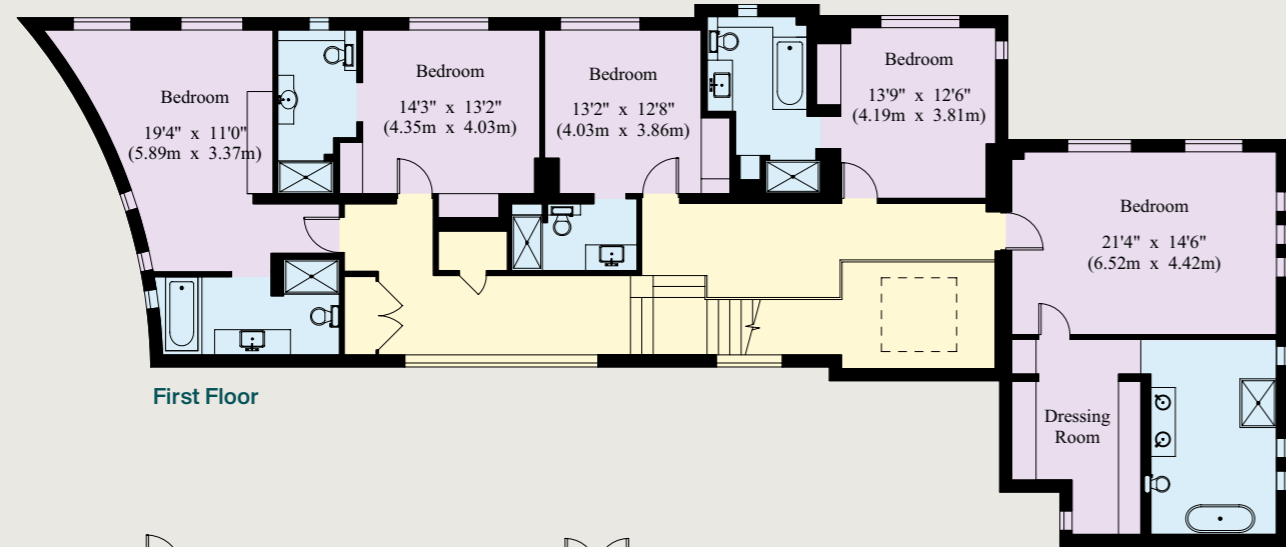
FLOOR PLAN

Approximate Gross Internal Floor Area

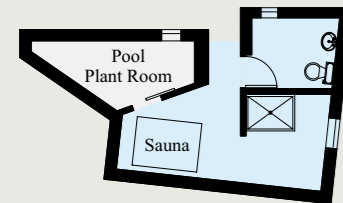
House: 470.7 sq.m (5065 sq.ft.)

Garage: 75.5 sq.m (810 sq.ft.)

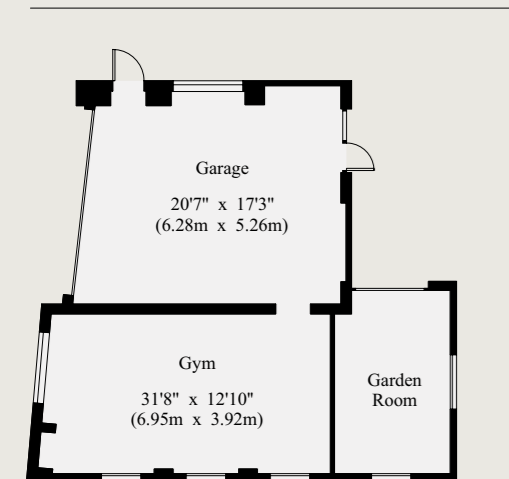
Pool House: 20.7 sq.m (220 sq.ft.)



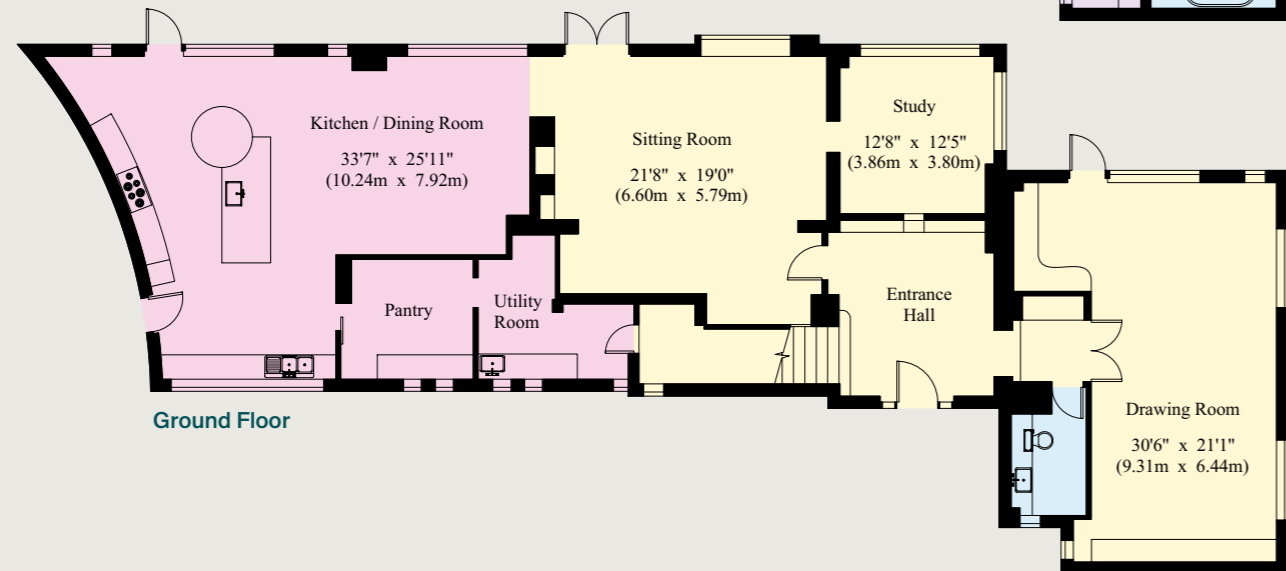
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Pool House



Garage



Ground Floor

Gardens and Grounds

The grounds are a true highlight, providing an idyllic, secluded setting with far-reaching views. A sun terrace spans the full width of the house, perfect outside entertaining. The beautifully landscaped gardens include a swimming pool with a well-appointed pool house, complete with sauna, shower/WC, and plant room. Additional features include a large garage with an adjoining gym, several outbuildings including a gardener's shed and a large private driveway.



GARDENS & GROUNDS

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.

Location

Positioned on the Greensand Ridge on Froghole Lane, a short walk to Crockham Hill Village, a famous National Trust landmark, the house occupies a secluded private position on a private road, with some of the most spectacular views to be found anywhere south of London overlooking the River Eden Valley. The well wooded and dramatic countryside surrounding the property is famed for its landed estates and picturesque villages and is home to Chartwell, once home to Sir Winston Churchill and now a National Trust property. Crockham Hill itself has a well respected primary school, church, village hall, gastro pub, tennis court and recreation grounds and is a vibrant community.

The attractive village of Westerham is within 3 miles, which has lots of lovely quirky shopping and boutiques. Convenient Waitrose's are located in Oxted, Edenbridge and Sevenoaks. More extensive facilities can be found in Edenbridge (3 miles), Oxted (4 miles) and Sevenoaks (8 miles). Bluewater is also easily accessible (16 miles).

The property is perfectly located for easy commuting into Central London, with regular fast train services from Oxted (4 miles) into London Bridge in 33 minutes and London Victoria in 39 minutes. Trains also run from Sevenoaks into London Charing Cross and London Bridge, 27 minutes. (Based on National Rail Timetable). London is approximately 26 miles by road (M25/A2 to Hyde Park Corner) and the M25 Junctions 5 and 6 are both within 7 miles, giving fast access to the national motorway network. The Channel ports of Folkestone and Dover are both about 90 minutes drive. Gatwick airport is about 18 miles and Heathrow about 40 miles. Biggin Hill private airfield is about 8.5 miles to the north.

There are a number of highly regarded independent Schools in the area. Children on the lane go to Hazelwood school (9 min) or New Beacon School (17 min). Other high regarded schools in the area include Tonbridge School, Walthamstow Hall, Sevenoaks School, Woldingham school, Caterham School and Lingfield College. Sporting and recreational facilities in the area include racing at Lingfield, Plumpton and Fontwell, as well as golf at Westerham and Hever. Sailing and water sports are available at the Bough Beech, Wier Wood Reservoirs and Bewl Water.



Property Information

Services

Mains electricity, mains water, LPG fired central heating with solar panels, private drainage.

Tenure

Freehold

Local Authority

Sevenoaks District Council

Council Tax

Band H

EPC Rating

C

Directions

Postcode: TN8 6TD

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Viewings

Viewing is strictly by appointment through Knight Frank.



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