



JAMES MILLARD
INDEPENDENT ESTATE AGENTS



Hillside

Crockham Hill, Kent TN8 6RB

GUIDE PRICE: £550,000 FREEHOLD

- PERIOD HOME WITH ORIGINAL FEATURES • PART DOUBLE GLAZED
- MASTER BEDROOM WITH DRESSING ROOM • TWO FURTHER DOUBLE BEDROOMS
- SITTING ROOM, DINING ROOM & STUDY • KITCHEN/BREAKFAST ROOM
 - FULL BATHROOM • GROUND FLOOR CLOAKROOM
- LANDSCAPED REAR GARDEN EXTENDING TO 100 FT
 - OFF STREET PARKING FOR THREE CARS

AN ATTRACTIVE, RECENTLY EXTENDED TURN OF THE CENTURY HOME offering a plethora of period features including fireplaces, high ceilings and sash windows, offering flexible accommodation to include three double sized bedrooms, with those to the rear benefitting from far reaching views towards The Ashdown Forest. The property occupies a central position within this sought after village just south of Westerham, with its pub, church, village hall and highly regarded primary and pre-school. Externally, the gently sloping rear garden which extends to approximately 100 ft, has been tastefully landscaped to encompass a sandstone paved terrace, together with cottage style planted borders, a summer house and useful storage shed. Planning permission exists (SE/17/00961) to enlarge the kitchen/breakfast room to create an open plan kitchen/family space and the driveway offers parking for three cars.

POINTS OF NOTE

- Bright dual aspect dining room with feature bay window incorporating the original weighted cord sash windows with modern secondary glazing, pretty period fireplace with painted cast iron surround, duck's nest grate and stone hearth. Adjacent authentic part glazed china cabinet with display shelves and shelved cupboard beneath
- Study with original fireplace akin to that in the dining room, flanked by fitted cupboards/bookcases. Double glazed weighted cord sash window to the side
- Cloakroom with slate floor, modern white suite comprising a close coupled WC and slimline pedestal basin with modern mixer tap and tiled splashback. Inset LED ceiling spots
- Dual aspect sitting room extending to 23ft in length, with solid oak flooring, inset slate hearth with Clearview log burner and oak mantle over, display shelves and a set of French doors opening onto a couple of shallow stone paved steps onto the rear terrace
- Kitchen with a range of base and wall cabinets in a painted white finish with undercupboard lighting, tiled splashbacks and granite effect worktops over. Integrated four ring NEFF gas hob with electric oven/grill below, space for an undercounter fridge and space/plumbing for both a dishwasher and washing machine. Comfortably sized breakfasting area with fitted storage bench seat, tongue and groove paneled ceiling with inset spots, 1.5 bowl stainless steel sink with mixer tap and drainer, double glazed window and multi-paned stable door to the side (offering convenient access to the paved garden terrace) and riven slate flooring
- Stairs with useful understairs storage cupboard ascending to a galleried, horseshoe shaped landing offering access to the bedrooms and bathroom
- Light and spacious dual aspect master bedroom with weighted cord sash windows to front and side, walk in wardrobe offering hanging and shelving. Hatch to loft space



- Two further double bedrooms, one with a deep, original, shelved wardrobe cupboard and period fireplace, both with double glazed sash windows affording a far reaching aspect over the rear garden towards The Ashdown Forest

- Bathroom with shower cubicle, full length panelled bath with period mixer and handheld shower attachment, bespoke tiled vanity counter with inset basin and storage cupboards below. Tall, fitted open shelving to one side, inset mirror and part tiled walls. Close coupled WC, ladder style heated towel rail and wood laminate flooring

- Externally, the fully fenced/hedged rear garden extends to approximately 100 ft, gently sloping in a succession of landscaped tiers and tapering to a point. There is a sandstone paved terrace – perfect for relaxing and entertaining - with a favourable westerly aspect, an area of lawn surrounded by established beds and borders to include cottage style perennials, a splendid central magnolia tree and feature palm tree. The striking ragstone walling of a neighbouring property's outbuilding provides a delightful visual focus and there is both a summerhouse and wooden storage shed

- To the front there is an easy to maintain pea shingled front garden with adjacent driveway offering parking for three cars

LOCATION

Crockham Hill village offers local public house, church and well reputed junior school. The nearby towns of Oxted and Edenbridge, approximately three and a half and two miles distant respectively, provide a wider range of facilities including direct line rail services to London and Croydon. The area is well served for recreational amenities, which include a choice of golf courses, walks and horse riding on nearby National Trust Common and Woodland. The M25 and national motorway network is available at Godstone (junction 6) or Chipstead (junction 5), both about six miles distant and also providing access to Gatwick and Heathrow airports.

DIRECTIONS

From our office in Westerham head west on the A25, taking the fourth turning on the left onto Goodley Stock Road. At the end of the road turn left, following the road into Crockham Hill village. The property will be found on the right hand side, a hundred yards or so after the pub.

SERVICES

Mains services – Electricity, water & drainage. Oil fired heating.

OUTGOINGS

Sevenoaks District Council - Tel No.01732 227000
Council Tax Band E - Rates for 2017/2018 £2,109.41
EPC: F

VIEWING

Strictly by appointment via James Millard Independent Estate Agents
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TOTAL APPROX. FLOOR AREA 1259 SQ.FT. (117.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
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