





Oakdale Lane

Crockham Hill, Kent, TN8 6RL

GUIDE PRICE: £1,250,000 FREEHOLD

- UNIQUE PERIOD HOME
- QUIET NO-THROUGH-ROAD POSITION
- DESIRABLE VILLAGE SETTING WITH VIBRANT COMMUNITY, PUB, PRIMARY SCHOOL, PRE-SCHOOL & CHURCH
- KENT GRAMMAR SCHOOL CATCHMENT
- FAR-REACHING VIEWS
- WELL-STOCKED GARDEN WITH A SOUTHERLY ASPECT
- FLEXIBLE RECEPTION SPACE
- MAIN BEDROOM SUITE & THREE FURTHER DOUBLE BEDROOMS
- GARAGE & DRIVEWAY PARKING
- OXTED STATION - 4 MILES

A rare gem of a home exuding character and charm, occupying an enviable location benefitting from far-reaching southerly views.

The superbly proportioned and well presented accommodation is both light and spacious, with a pleasingly modern layout, inherent versatility and generous head heights throughout.

Attractively landscaped gardens offering peace, seclusion and a picturesque outlook serve as an ideal accompaniment, with garaging and parking completing the profile of this unique prospect.

POINTS OF NOTE

- Period features to include inglenook fireplaces, sash windows and exposed brickwork & ceiling/wall timbers
- Spacious entrance hall with useful fitted cupboard, stairs ascending to the first floor and door to a cloakroom with floor mounted vanity cabinet/partially inset basin, close coupled WC and ample room to hang coats and store shoes
- Well appointed kitchen with a comprehensive range of painted Shaker style solid wooden base/wall cabinets. Space for a range style cooker with fitted extractor over, integrated Bosch dishwasher, pull-out larder units and 1 1/2 bowl stainless steel sink with mixer tap. Breakfast area with ample room for a family sized table and chairs, floor tiling throughout and a lovely outlook over the garden
- Separate utility room with floor mounted oil-fired boiler, counter to one side with space/plumbing for a washing machine and tumble dryer. Space for a tall fridge/freezer
- 'U' shaped reception space offering exceptional flexibility of use with integral wooden pocket doors to divide the areas should one wish. Striking working inglenook fireplace to either side with exposed brickwork and quarry tiled hearth. Fitted furniture to include wooden bookcases and bespoke storage/display cabinets, together with a relaxed seating area offering low level views over the garden
- Galleried upper landing presently used as a study space with hatch to the loft recess and access to a deep shelved airing/linens cupboard
- Principal bedroom suite with a delightful aspect over the garden, incorporating a full range of fitted wardrobes to one wall and door through to a shower room with Aqualisa Aquastream shower system, WC, pedestal basin and heated towel rail. Tongue and groove wall panelling to dado height and double doors to a railed/shelved storage cupboard



- Three further generously sized double bedrooms, all offering plenty of space for ancillary furniture, one to include a wall-hung wash basin and another with fitted wardrobes

- Family bathroom comprising a panelled bath with Aqualisa Aquastream shower over, handheld shower attachment and period style mixer tap. Pedestal basin, heated towel rail and full wall tiling. Adjacent cloakroom with close coupled WC

- Externally, the beautifully landscaped rear garden is a fine feature of the property. Fully fenced/hedged, the entire space has been thoughtfully created and established over many years to offer shrubs and perennials designed to provide colour and variety through the seasons, as well as encompassing various spots to linger awhile and enjoy the glorious open views. A spacious stone paved terrace stretches the full width of the property, with a oak pergola clad in mature wisteria providing a sheltered spot to dine and entertain. Two gently sloping lawns are connected via an arbour festooned with climbing rose and clematis, the lower of which incorporates a vegetable patch, apple and plum trees and an impressive summerhouse by Scotts of Thrapston, complete with internal seating and a mellow cedar shingle roof. Gated access to the side of the property leads to the driveway parking area to the front and brick built detached single garage

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.

SERVICES

Mains: Electricity, water & drainage. Private oil tank.

OUTGOINGS

Sevenoaks District Council - Tel No.01732 227000

Council Tax Band G - Rates for 2020/21 £3,290

EPC: E

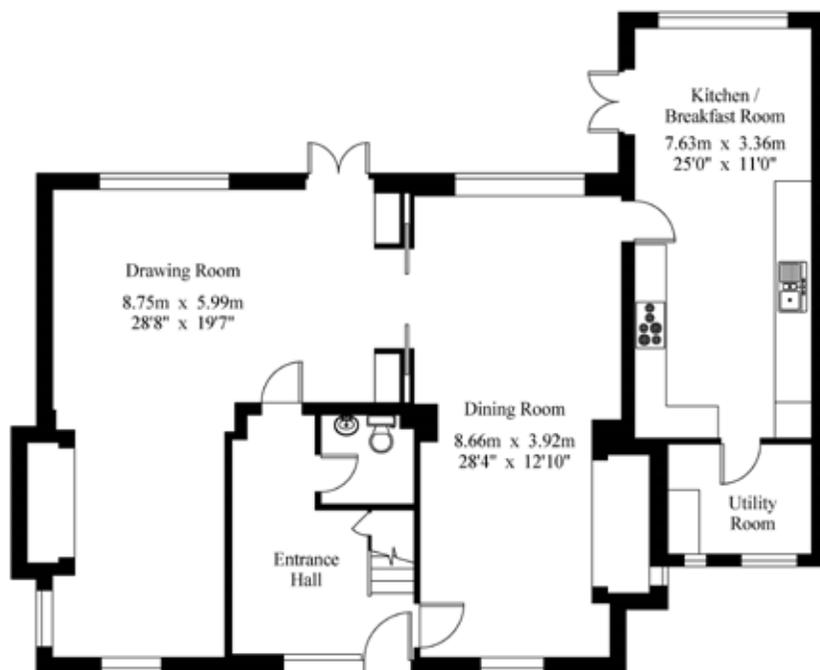
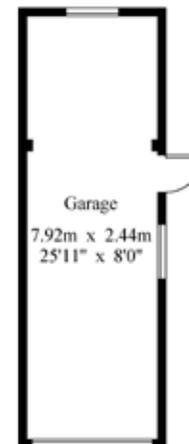
VIEWING

Strictly by appointment via James Millard Estate Agents
1 & 2 The Grange, High Street, Westerham, Kent TN16 1AH
Tel: (01959) 565756
E-mail: westerham@jamesmillard.co.uk
Web Site: www.jamesmillard.co.uk

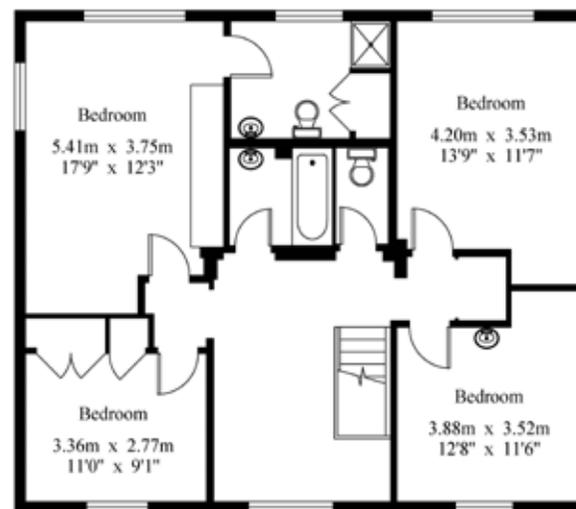




House - Gross Internal Area : 224.1 sq.m (2412 sq.ft.)
Garage - Gross Internal Area : 19.6 sq.m (210 sq.ft.)



Ground Floor



First Floor



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