



CHARMING LIGHT & SPACIOUS FAMILY HOME IN THE RURAL VILLAGE OF CROWHURST

BROOKE HOUSE
CROWHURST LANE, CROWHURST, LINGFIELD, SURREY RH7 6LR



WELL-PROPORTIONED AND VERSATILE ACCOMMODATION SET IN DELIGHTFUL GARDENS OF 1.4 ACRES

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Extensive, versatile & beautifully presented family home

- ◆ 4 reception rooms, 6 bedrooms, 4 bathrooms ◆ potential self-contained annexe
- ◆ generous parking & double garage
- ◆ south west facing garden with large terrace ◆ planning permission for tennis court in south east corner

Situation

- Comprehensive shopping: Oxted (5.2 miles), Edenbridge (5.8 miles), East Grinstead (7.2 miles), Sevenoaks (17.4 miles) and Tunbridge Wells (18.1 miles).
- Oxted and Edenbridge both have an array of facilities including local shops, a Waitrose and a variety of pubs and restaurants.
- Mainline Stations: Lingfield (2.7 miles) and Hurst Green stations (4.5 miles) to London Victoria. Edenbridge (5 miles) to Tonbridge/Redhill. Gatwick via Redhill from 33 minutes.
- Schools: There are numerous schools in the area including preparatory schools of Hazelwood, Brambletye and Ashdown House, as well as public schools of Woldingham, Caterham, Tonbridge, Sevenoaks and Lingfield College.
- Sporting Facilities: Leisure centre in Edenbridge and health centre and leisure pool complex in Oxted, Limsfield Tennis and Squash Club. Horse racing at Lingfield Park, Plumpton and Brighton. Golf at Hever Castle, Holtye in Cowden, Lingfield and also at the two Royal Ashdown Courses (Forest Row), Piltown, Packs Hill Park and East Sussex National (Uckfield).
- Communications: The M25 can be accessed at junction 6 which links to other motorway networks, Gatwick and Heathrow Airports.

Description

Situated in the village of Crowhurst, which has an active community and a church dating from 1191, Brooke house is a charming property dating from the late 1800s. It has been recently refurbished and substantially enlarged. The layout of the property provides the potential for a two bedroom ground floor annexe if required. Features include polished tiled and oak flooring, multi-pane casement windows and attractive fireplaces. Delightful gardens surround the house providing a wonderful back drop and high degree of privacy. There are rural views from all the windows.

- The large wooden porch around the front door opens to the reception hall which has stairs rising to the first floor. Leading off the entrance hall is the cloakroom and a double aspect study with fitted desk and bookshelves.
- The principal reception rooms are double aspect and provide elegant areas for formal entertaining. Both the drawing room and dining room have attractive



fireplaces. The 26ft drawing room has a gas burning stove and French doors onto the south facing terrace.

- The impressive kitchen/breakfast room has bi-folding doors to the west and south together with 8 skylight windows set within the vaulted ceiling. It is approached via a seating area which has double doors to a charming gravel courtyard. The kitchen is fitted with a comprehensive range of Shaker painted wall and base cupboards with a matching island unit. Quartz work surfaces extending to provide a breakfast bar. Appliances include a Siemens eye level oven, microwave, electric hob with extractor fan over, two dishwashers, two fridges and a freezer. There is also a large larder.
- A rear lobby leads from the kitchen to the utility room, with a range of floor and wall cupboards and space for appliances; a shower room; a large family/ games room and two double bedrooms. It is considered that this area would serve well as a self-contained annexe if required.
- The first floor landing has a vaulted ceiling with a skylight window.
- The double aspect master suite has a dressing room and a stylish en suite bathroom featuring a multi-jet bath, double Duravit basin & Aqualisa shower.
- The second bedroom has rural views, a fitted wardrobe and an en suite shower room.
- The remaining two double bedrooms have wonderful views towards the village church and one has a walk-in wardrobe.
- The well-appointed family bathroom has a modern suite including a bath with shower over.
- To the front of the house is a pair of white-washed wooden gates opening onto the gravel drive which provides parking for a number of cars, and leads to the double garage with two pairs of double doors.
- The front garden is laid to lawn with a number of box balls and a path leading to the front door, all enclosed by a post a rail fence.
- The rear garden has a south and westerly aspect with a generous Indian stone terrace by the house, providing an excellent area for al fresco entertaining. There are wide swathes of lawn interspersed with a variety of trees and shrubs. There is an arbour adorned by honeysuckle and to one side is a pond with an area of decking proving an additional seating area. Set within the hedge line is a gateway providing vehicular access to the garden. There is also planning permission to erect a tennis court in the southern area of the garden (2017/2161).

Directions

Leave the M25 at Junction 6 (Godstone) and head south on the A22 towards Eastbourne. Continue for approximately 3 miles across two roundabouts until you reach a crossroads. Turn left onto Miles Lane and continue to the end then turn right onto Tandridge Lane. Immediately after the railway bridge turn left onto Crowhurst Lane and proceed passed Gibbs Brook Lane on the left, and after passing Georges Cottages the drive to Brooke House will be found on the left hand side.

Local Authority:

Tandridge District Council, 01883 722000

Outgoings:

Council Tax Band "G". Rates for 2018/2019 - £3,222.52

Viewing:

Strictly by appointment with Savills



Brooke House, Crowhurst

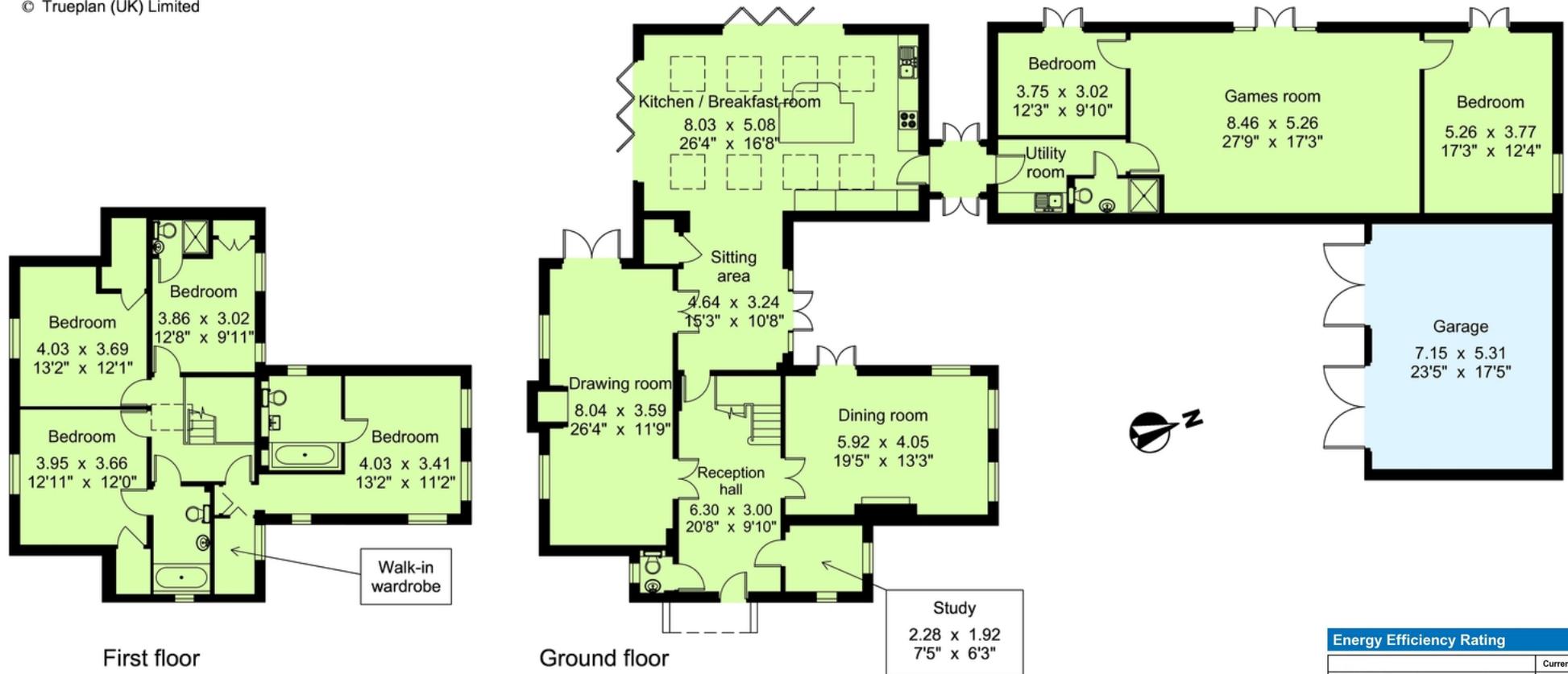
Gross internal area (approx.)

House - 322.3 sq m (3469 sq ft)

Garage - 38.2 sq m (411 sq ft)

For identification only - Not to scale

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	