



Private and confidential

Exceptionally presented property forming the majority of this striking Grade II listed Gothic style Victorian mansion, set within beautiful gardens and grounds with superb far reaching southerly views.

Lewins, Crockham Hill, Kent, TN8 6RB

Freehold

savills

- Impressive country residence
- Striking period features
- Elegant accommodation
- Far reaching southerly views
- Beautiful gardens
- Garaging and studio
- In Total About 3.7 Acres
- Oxted station approx. 4 miles
- Sevenoaks station approx. 6 miles

About this property

Lewins forms the major portion of this striking Grade II Listed Gothic style Victorian mansion dating from the mid 1870s and retains many original features. The property has been the subject of complete refurbishment, upgrading and reconfiguration to an exceptionally high standard by the present owners, who have enhanced the elaborate architecture beautifully. Features include elegant reception rooms with high ceilings, attractive open marble fireplaces, wooden flooring, decorative cornice including 'egg & dart' and 'dentil', brass finger plates, picture rails and plate racks, sash and multi pane casement windows with discreet secondary glazing by Storm Windows. Of particular note is the impressive Great Hall featuring cornice and moulded ceilings and Ionic pillars. The house is set on an elevated position in established gardens and grounds, enjoying superb far reaching southerly views.

Historical Note:

Before Harrods and Selfridges there was Peter Robinsons, the first great London department store, which stood on the corner of Oxford Circus for 150 years before the brand disappeared in the late 1970s. The founder of this company, Peter Robinson, left a multimillion-pound fortune to his son Joseph, who used it to build this grand estate at the height of the Victorian era, which soon became a local landmark; fourteen servants, farmers, labourers, and horsemen were employed to service Joseph & Eliza Robinson and their eleven children. Lewins was designed in the Gothic style by the great Scottish architect J.M. Brydon, a colleague of Richard Norman Shaw. The interiors within Lewins were designed by the famous Garrett cousins of Gower Street, Rhoda and Agnes. The Garretts were the world's first female interior designers; Agnes Garrett had also worked alongside William Morris and an example of one of Morris's wallpaper designs can be seen in the Library. The Gladstone family lived here from the mid-1930s, and the Churchills were known to have been regular guests, visiting from their home at Chartwell, nearby.







- An attractive pitched roofed porch leads to the entrance hall with a fireplace and an outlook to the front.

- The principal reception rooms provide elegant and generously proportioned areas for entertaining and enjoy wonderful views over the gardens. The drawing room is double aspect with bay windows and an elegant fireplace. The Great Hall features exceptional architecture with stairs rising to a galleried landing. A stained-glass door leads to the heated garden room, which provides a charming seating area to admire the views, as does the double aspect library.

- The bespoke kitchen/breakfast room has been sympathetically appointed to enhance the architectural details in the room which include an attractive carved fireplace, deep multi-pane windows to the side with window seats and an arched recess with a door to a terrace. The kitchen comprises an impressive central island incorporating a sink and a tall wall unit to one wall, both providing ample storage and with integrated appliances by Miele and Fisher Paykel.

- Adjoining the kitchen is a butler's pantry with a deep sink, further storage, and a roof light. This room links to the Great Hall and the wine cellar.

- Completing this floor is a study, utility room and cloakroom.

- The half landing features a sitting area with a view over the great hall and stairs lead on to the main landing.

- The bedroom accommodation comprises five double bedrooms all with beautiful views over the gardens. There are stylishly appointed modern en-suites or adjoining bath/shower rooms to each bedroom, together with a dressing room serving the principal suite. The guest bedroom also has access to a private balcony affording superb views to the south.

- The house is approached via electrically operated gates over a gravel drive which provides parking to the front of the house and in turn leads to the large detached garage. The garage is a substantial building with an electric up and over door, a Bradleys four post wheel free hydraulic car lift, storage cupboards, a sink and separate W.C. Stairs rise to a generous studio room with a fully working J W Benson Turret clock striking the hour and half hour, which drives two clock faces housed in the cupola above, complete with large Mears & Stainbank cast bronze bell dated 1873.

- The superb gardens and grounds provide a wonderful backdrop to the house with formal gardens featuring an ornamental pond with water fountain, rose gardens, paved terraces ideal for al fresco entertaining, a laburnum walk, lily pond, deep well stocked herbaceous borders, stone retaining walls, shrub beds, swathes of lawn and a large naturally fed pond. There is a wide variety of plants throughout the gardens including some fruit trees and a stand of deciduous trees under planted with spring flowers and bulbs. Within the garden is an outbuilding providing useful storage plus greenhouse.





Local Information

Lewins is situated on the south side of Crockham Hill village with its well-respected primary school, church, village hall, public house, tennis court and recreation grounds.

• Comprehensive Shopping: Edenbridge (2.8 miles) provides supermarkets including Waitrose and other high street retailers. Oxted (3.7 miles), Sevenoaks (6 miles), Tunbridge Wells and Bluewater.

• Mainline Rail Services: Edenbridge, Oxted and Hurst Green to London Bridge and London Victoria, Sevenoaks and Hildenborough to London Bridge/Cannon Street/Charing Cross.

• Primary Schools: Hever, Penshurst, Chiddingstone and Fordcombe.

• State Schools: Oxted.

• Grammar and State Schools: Weald of Kent Girls, Tonbridge Girls Grammar and Judd Boys Grammar schools in Tonbridge. Tunbridge Wells Girls and Boys Grammar Schools and the Skinners Boys School in Tunbridge Wells. Bennett Memorial in Tunbridge Wells

• Private Schools: Hazelwood mixed preparatory school (1.4 miles) in Limpsfield Chart. Radnor House in Sundridge. The Public Schools at Sevenoaks, Tonbridge and Caterham. Independent Girls secondary schools in Woldingham and Sevenoaks. Holmewood House Preparatory School in Langton Green, The Preparatory Schools at Brambletye, Stoke Brunswick and Ashdown.

• Leisure Facilities: Footpaths in the local area. Golf at Hever, Westerham, Tandridge, Chartham Park, Wildernesse, Knole and Nizels in Sevenoaks. Edenbridge Swimming and Leisure Centre. Limpsfield Tennis and Squash Club. Health centre and leisure pool complex in Oxted. Stately homes include Chartwell, Hever and Emmetts.

• All distance are approximate.

Directions

From junction 5 of the M25 take the A25 exit towards Westerham. Having entered Westerham turn left onto Hosey Hill (B2026). Continue to Crockham Hill and at the T-junction turn left down the hill through the village. The Royal Oak pub will be on your right and Lewins will be found on the left hand side immediately adjacent to a 40mph road sign.

From junction 6 of the M25 take the A25 exit towards Westerham. Having passed through Oxted turn right onto Kent Hatch Road (B269) following on to Main Road in Crockham Hill (B2026). The Royal Oak pub will be on your right and Lewins will be found on the left hand side immediately adjacent to a 40mph road sign.

Tenure

Freehold

Local Authority

Sevenoaks District Council

Energy Performance

EPC Rating = Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office. Telephone: +44 (0) 1732 789 700.







Lewins, Crockham Hill

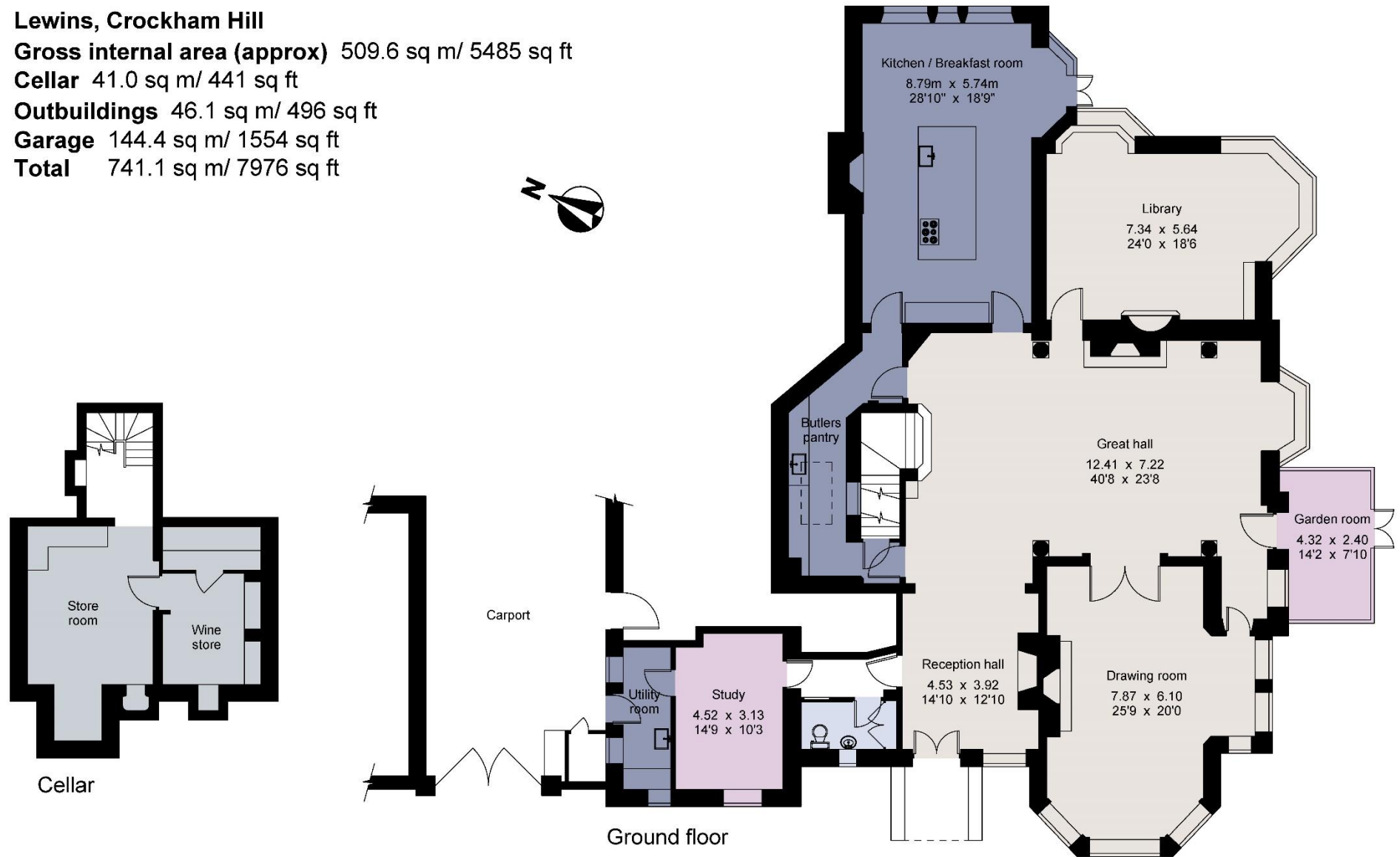
Gross internal area (approx) 509.6 sq m/ 5485 sq ft

Cellar 41.0 sq m/ 441 sq ft

Outbuildings 46.1 sq m/ 496 sq ft

Garage 144.4 sq m/ 1554 sq ft

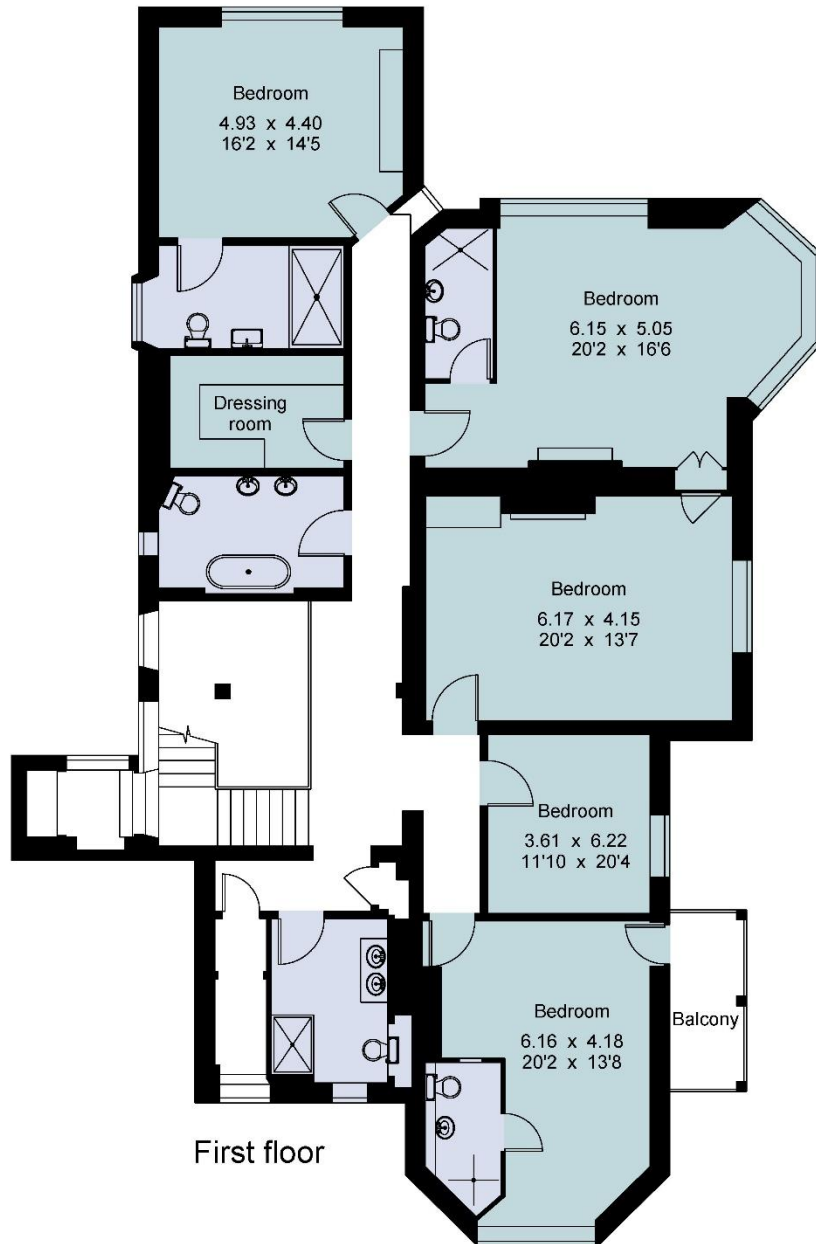
Total 741.1 sq m/ 7976 sq ft



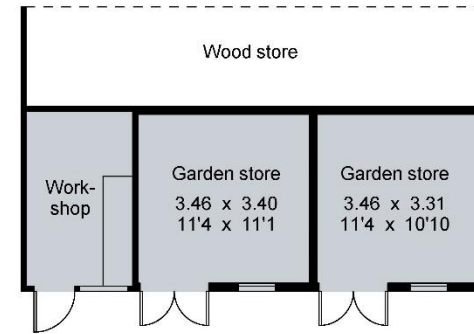
For identification only - Not to scale

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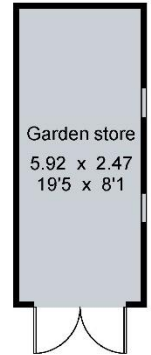
Lewins, Crockham Hill



First floor



Ground floor



First floor

Lewins, Crockham Hill, Kent, TN8 6RB
Gross Internal Area 5485 sq ft, 509.6 m²



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