



Charming semi-detached cottages with established gardens, off street parking and far reaching southerly views, available as a whole or as two separate lots.

**1 & 2 Spout Lane, Crockham Hill, Edenbridge, Kent, TN8 6RS**

Lot 1 Guide Price £525,000. Lot 2 Guide Price £525,000 Freehold

**savills**



View from the first floor of 1 Spout Lane





- Charming period cottages • No onward chain
- Well proportion and presented • Established gardens
- Off street parking • Far reaching southerly views

#### About these properties

1 and 2 Spout Lane are charming period cottages located in this popular village, approx. 3.7 miles from the larger town of Oxted. Both cottages offer well-proportioned accommodation with attractive views over delightful gardens and far reaching southerly views from the first floor. Also of note is the off road parking to the front. These cottages are available either as two separate lots or as a whole.

- Internal accommodation for both cottages is mirrored and comprises two well-proportioned reception rooms featuring fireplaces and bow windows to the front.
- Double aspect kitchens with fitted units and appliances, together with direct access to outside.
- A cloakroom and inner hall with double doors to the rear gardens.
- Arranged over the first floor are three bedrooms, two of which are doubles and all have built-in wardrobes.
- A well-appointed modern bathroom with shower over the bath completes the accommodation.
- The shared drive leads to a parking area to the front of both cottages.
- Number 1 has a delightful garden to the side and rear of the house with a south facing aspect and a paved terrace providing an attractive al fresco entertaining area. The garden is laid to lawn with a variety of shrub and flower

beds and a path leading down to a timber shed. There is established hedging to the perimeter providing privacy.

- Number 2 is laid to lawn with mixed hedging and close boarded fencing to the perimeter. On the south side is a paved terrace providing an ideal area for al fresco entertaining.

#### Local Information

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

- Comprehensive Shopping: Edenbridge (3 miles) provides supermarkets including Waitrose and other high street retailers. Oxted (3.7 miles), Sevenoaks (8.5 miles), Tunbridge Wells and Bluewater.
- Mainline Rail Services: Edenbridge, Oxted and Hurst Green to 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

1 Spout Lane





- 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: Many 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, then turn left, opposite The Royal Oak public House, on to Spout Lane. The drive for 1 & 2 Spout Lane will be found along on the left hand side.

**Agent Note:** Both cottages have areas of rising damp. Applicants are to make their own enquires into this matter.

#### Tenure

Freehold

#### Local Authority

Sevenoaks District Council

#### Services

Mains electricity and water. Oil fired central heating. Shared private drainage.

#### Energy Performance

EPC Rating

1 Spout Lane = F

2 Spout Lane = G

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.

Telephone:

+44 (0) 1732 789 700.



2 Spout Lane





1 Spout Lane



2 Spout Lane



1 Spout Lane



2 Spout Lane



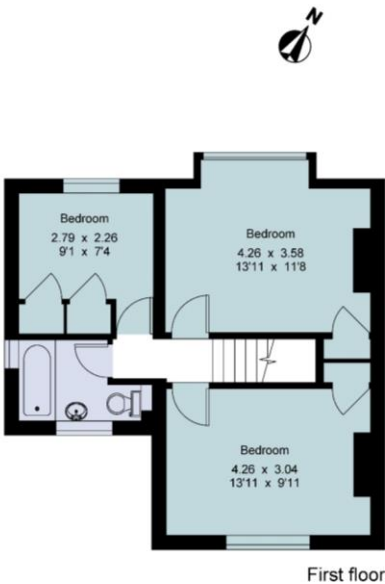


1 & 2 Spout Lane, Crockham Hill, Edenbridge, Kent, TN8 6RS  
Gross Internal Area 1035 - 1035 sq ft, 96.2 - 96.2 m<sup>2</sup>

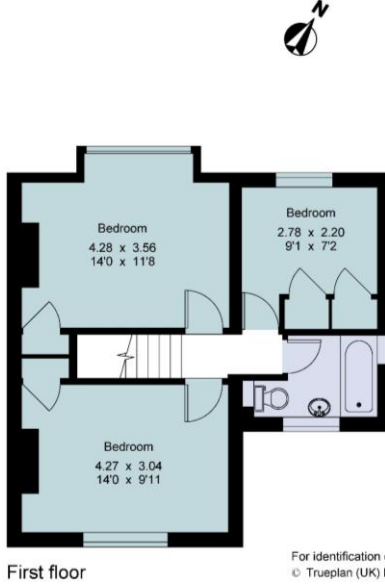
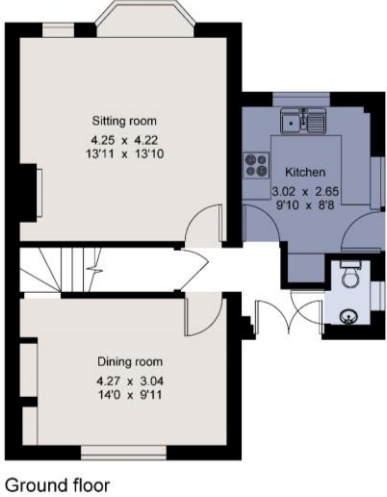
1 Spout Lane, Crockham Hill  
Gross internal area (approx) 96.2 sq m/ 1035 sq ft



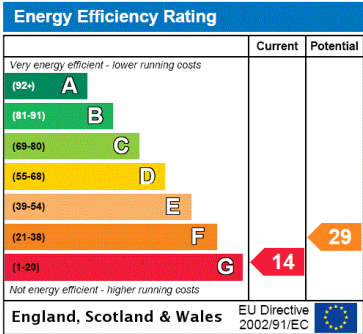
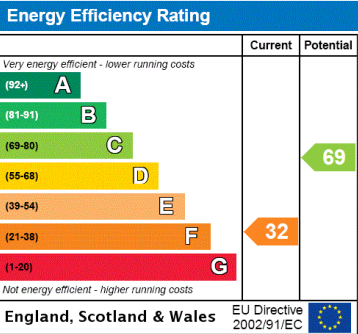
Ground floor



2 Spout Lane, Crockham Hill  
Gross internal area (approx) 96.2 sq m/ 1035 sq ft



For identification only - Not to scale  
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