

# Payne & Co.



**3 Owens End Cottage Smiths Lane**

**Freehold**

**Crockham Hill Edenbridge TN8 6RH**

**£650,000**





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## **Situation**

Set in a semi rural location in a most sought after road and on the outskirts of this popular hamlet which is within easy driving distance of both Edenbridge and Oxted town centres offering a variety of shopping facilities together with railway stations with commuter services to East Croydon and London. Both private and state schools together with Oxted School are present within the area. Sporting and recreational facilities are generally available within the district. For the M25 commuter, access at Godstone (junction 6) gives road connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

## **Location/Directions**

On the A25 proceed in an easterly direction passing the traffic lights at Oxted with Morrison Supermarket entrance on the left and continue along this road until reaching the second set of traffic lights. Proceed straight across and at the brow of the hill get into the right hand lane and turn right onto Kent Hatch Road. Continue on this road ignoring all left and right hand turnings and eventually you will reach the village of Crockham Hill. Proceed down the hill and at the bottom turn right into Smiths Lane and property will be found a short distance on the left hand side.

## **To Be Sold**

An imposing and most attractive Edwardian cottage located in the heart of the sought after Hamlet of Crockham Hill. The property is extremely well presented and has been maintained to a high standard by the current vendor. In addition, the cottage maintains many character features and enjoys views over adjoining fields and beyond from the rear elevation and we highly recommend an internal viewing to fully appreciate everything that the property has to offer. Arranged on two floors, the accommodation comprises :

### **Front Door**

Leading to;

### **Sitting Room**

Stairs to first floor, open fireplace with ornate surround and mosaic tiles, two arched shelved recesses with lights, front aspect window.

### **Kitchen/Breakfast Room**

Extensive range of units comprising sunken one and a half bowl stainless steel sink unit, base drawers and cupboards, integrated appliances of Miele dishwasher, Bosch washing machine, fridge freezer, stainless steel double oven, Bosch 4 ring hob and cooker hood above, low level built-in cupboard , tall storage cupboard, tiled flooring, side aspect window overlooking garden.

### **Stairs to First Floor Landing**

Trap to loft.

**Tel: 01883 712261**

### **Bedroom One**

Ornate style fireplace, shelved recess, deep walk-in wardrobe cupboard.

### **Bedroom Two**

Ornate style fireplace, built-in airing cupboard housing hot water cylinder, attractive outlook over neighbouring fields together with far reaching views.

### **Bathroom**

White suite of enclosed sunken bath with mixer tap and hand shower attachment, enclosed shower cubicle, low suite w.c, towel rail, vanity unit and views over neighbouring fields and beyond.

### **Outside**

To the rear of the property there is a large brick paved patio which offers a high degree of seclusion and is an ideal entertaining area. Adjacent to this there is a brick built WC with low suite w.c and corner wash hand basin and an

attached storage shed. Beyond the patio there is a large raised rockery/shrub border and there are steps leading to a small area of lawn and further tiered patios and from here there are attractive views over the neighbouring fields and views beyond. To the side of the cottage there is a large timber garden store with electric light and power. Front garden which has a small area of lawn with adjacent shrub and flower borders.

### **Sevenoaks District Council Tax Band D**





Road Map



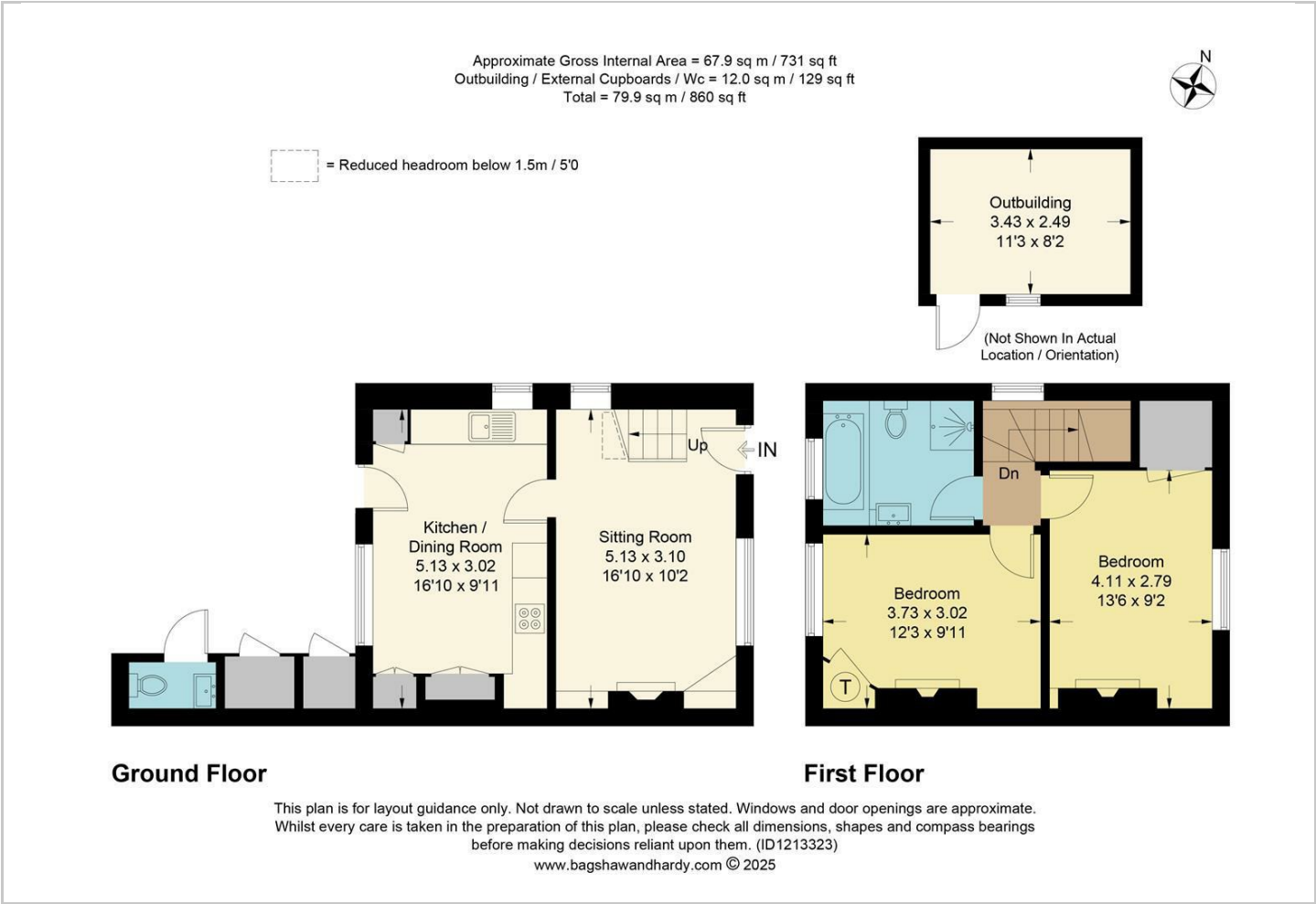
Hybrid Map



Terrain Map



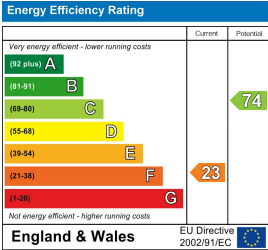
Floor Plan



Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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