



## Malt Cottage, Pootings Road, Edenbridge

### Guide Price £750,000 Freehold

LeGrys Havelock Estates are delighted to offer for sale this superb three-four bedroom unique property situated in the highly desirable Pootings area of Crockham Hill.

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LeGrys Havelock Estates are delighted to offer for sale this superb three-four bedroom unique property situated in the highly desirable Pootings area of Crockham Hill. The property has been lovingly updated over the last 3-4 years by way of 'Ruach' fitted kitchen and modern bathroom and tastefully decorated throughout. The property is conveniently located within easy travelling distance of Westerham, Oxted or to the south Edenbridge.

- Three-four bedrooms
- Fantastic location
- Close to open countryside
- Conservatory
- Sunny aspect garden
- Detached garage and off-street parking
- Within the catchment area of an excellent selection of schools
- Ground floor bedroom 4/study
- Snug/family room
- Designer Kitchen with appliances

On the ground floor the property leads through to bright lounge with double aspect windows letting in plenty of light, wood burning stove, door leading to snug/family room leading to inner hallway giving access to Bedroom four/study, separate W.C which has useful utility area, leading on to beautiful designer kitchen with Silestone work tops and built in double electric oven, induction hob, extractor fan over, integrated dishwasher, space for dining and access to conservatory overlooking garden.

The conservatory is double glazed with glazing all the way round taking in views of the garden.

The first floor comprises of three bedrooms, and a fully fitted family bathroom.

The garden is of a good size with brick-built storeroom, lovely patio area for entertaining there is also a detached garage with studio. Five bar gate giving access for off street parking.

This is a fantastic opportunity to purchase an idyllic haven in the very popular Pootings area of Crockham Hill, with a sought-after primary school, church and free house pub.

Services: Mains Water, Electricity & Private Drainage  
 Local Authority: Sevenoaks District Council  
 Council Tax Band: F  
 Tenure: Freehold  
 EPC: D 62

Crockham Hill is a small village surrounded by countryside only a short drive from a selection of towns with shops, pubs, restaurants and cottage hospitals with MIU. There are many schools in the surrounding areas. Local recreational amenities include a leisure centre with swimming pools, golf courses and a number of local National Trust properties.

Crockham Hill benefits from being close to a number of mainline train stations offering services to London, Gatwick and Tonbridge. The M25 can be easily accessed at either junction 6 (Godstone) or junction 5 (Sevenoaks). Gatwick airport is approximately 18 miles and the Channel Tunnel around 65 miles allowing easy access to the Continent.

M25 Godstone (J6) 8 miles; Oxted 6 miles; East Grinstead 12 miles; Sevenoaks 12 miles; Tunbridge Wells 15 miles

Council Tax Band: F  
 Tenure: Freehold



Parking options: Garage, Off Street  
Garden details: Private Garden

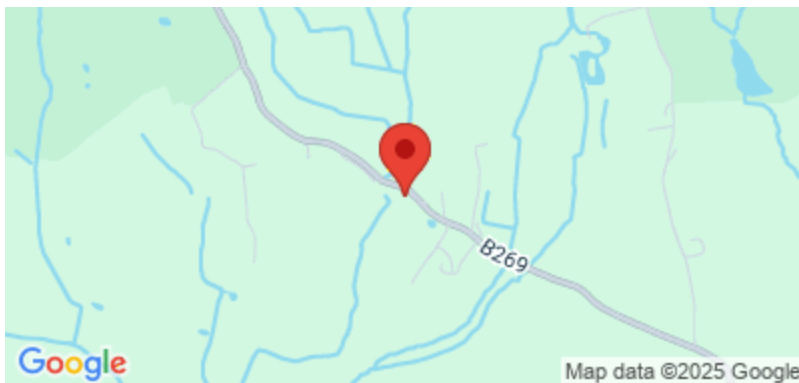


 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 131.4 sq m / 1414 sq ft  
 Outbuildings = 33.4 sq m / 359 sq ft  
 Total = 164.8 sq m / 1773 sq ft  
 (Including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1181709)  
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