



CROCKHAM HILL

KENT

Guide Price £1,850,000 Freehold

JACKSON-STOPS 

WHITE TIMBERS

GOODLEY STOCK ROAD, CROCKHAM HILL, KENT, TN8 6TA

IN A DISCREET YET CONVENIENT SEMI-RURAL POSITION, A FINE DETACHED HOME OF QUALITY SET WITHIN COLOURFUL LANDSCAPED GARDENS OF ABOUT 1.22 ACRES WITH ITS ARRAY OF MATURE RHODODENDRONS AND AZALIAS.



DESCRIPTION

White Timbers is in a wonderful, semi-rural location surrounded by lovely countryside, a charming and atmospheric home, set on the edge of Crockham Hill and adjoining the stunning National Trust-owned Limpsfield Chart. With private access directly into the enchanting woodland, this home offers the perfect balance of tranquility and convenience.

Internally, the home extends to over 2,800 sq. ft with an additional 859 sq. ft of versatile outbuildings, this attractively presented home is designed for modern day family living and effortless entertaining. A welcoming reception room with a dual aspect (currently used as a games room) opens onto the beautifully landscaped gardens, while the heart of the home is the bespoke Smallbone kitchen with underfloor heating, complete with premium integrated and free-standing appliances. The space flows seamlessly into the dining room boasting bi-fold doors leading onto the terrace, which is ideal for al fresco dining and entertaining. A comfortable snug/home office, utility room (also by Smallbone), and downstairs cloakroom completes the versatile ground floor accommodation.

On the first floor, the main bedroom features an en suite with luxurious marble finishes and underfloor heating, complemented by four further bedrooms and a stylish family bathroom, also finished in marble with underfloor heating.

Externally, the gardens and grounds form very much a feature of White Timbers with its array of mature rhododendrons and azalias. Approached over a sweeping driveway provides plentiful parking for multiple vehicles, alongside a generous terrace, perfect for summer entertaining. The secluded woodland garden includes a designer Chunky Monkey treehouse, children's play area, and a large bike and bin shed. Two fully insulated outbuildings, both with eco heating, wired internet and wired alarm systems, offer ideal spaces for gyms, studios, or home offices. There is also a terrace area to the outbuildings and a garden shed with electricity for added convenience. The entire plot extends to about 1.22 acres.



FEATURES

- Reception Hall
- Cloakroom
- 29' Triple Aspect Sitting Room
- Games Room
- Dining Room
- Study
- Smallbone Kitchen/Breakfast Room
- Utility Room
- Main Bedroom with En Suite Shower Room
- 4 Further Bedrooms & Family Bathroom
- 859 sq ft of Outbuildings with Eco Heating & Wired Internet
- Sweeping Driveway with Plentiful Parking
- Landscaped Gardens & Grounds
- In all about 1.22 Acres

SITUATION

White Timbers is situated on the edge of Crockham Hill village in between Crockham Hill Common and Limpsfield Chart. There are many footpaths located within in the area, some of which is National Trust owned. Crockham Hill village has a primary school, church, village hall and public house. The sought after historic town of Westerham with its pretty village green, period properties, good range of shopping facilities, antique shops and excellent restaurants is about 1.5 miles distance.



- Comprehensive Shopping: Oxted (3.2 miles) has a more comprehensive range of shopping facilities and amenities including a cinema, restaurants and library. Sevenoaks (7.4 miles)
- Mainline Rail Services: Fast mainline services to London Bridge/Victoria from Oxted or Charing Cross/Cannon Street from Sevenoaks.
- Primary Schools: Crockham Hill, Four Elms, Ide Hill, Limpsfield and Oxted.
- Grammar/State Schools: Oxted School, Tonbridge Grammar schools
- Private Schools: Hazlewood mixed preparatory school in Limpsfield Common. Radnor House School in Sundridge. The Public Schools at Sevenoaks and Tonbridge. Woldingham Girls School. Lingfield College in Lingfield.
- Leisure Facilities: Limpsfield Tennis and Squash Club. Health centre and leisure pool complex in Oxted. Public and private golf courses including Limpsfield Chart, Westerham, Hever and Tandridge Golf Club at Oxted. National Trust properties including Chartwell and Emmetts.
- The M25 is equidistant and can be accessed at either junctions 5 or 6 in about 5-6 miles, which links to other motorway networks and Gatwick and Heathrow Airports.

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01883 712375





PROPERTY INFORMATION

- Services: The property is fully equipped for modern living with fibre-to-the-premises (FTTP) internet, a comprehensive security system including CCTV, security lighting, and an intruder alarm.
- Local Authority: Sevenoaks District Council
- Council Tax band: G
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

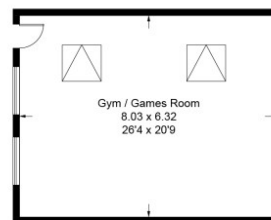
IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in

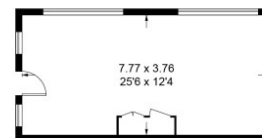
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 266.2 sq m / 2865 sq ft
Outbuildings = 79.8 sq m / 859 sq ft
Total = 346 sq m / 3724 sq ft



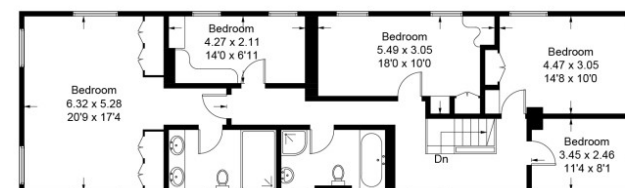
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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. (ID1255680)
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