



CROCKENHILL
KENT

Guide Price £950,000 Freehold

JACKSON-STOPS



WESTED FARMHOUSE
EYNSFORD ROAD, CROCKENHILL, KENT
BR8 8EJ

A HANDSOME GRADE II LISTED 8 BEDROOM QUEEN ANNE FARMHOUSE EXTENDING TO OVER 5600 SQ FT., RETAINING MANY PERIOD FEATURES AND PROVIDES AN OPPORTUNITY FOR ENHANCEMENT AND MODERNISATION



DESCRIPTION

Approached over a sweeping gravel driveway, this handsome Grade II Listed Queen Anne farmhouse is situated on the outskirts of Crockenhill village. The property offers generous, well-proportioned accommodation and retains many period features including exposed beams, high ceilings, some exposed floorboards, traditional cast iron radiators, original shutters, sash windows and decorative cornice.

All of the bedrooms benefit from beautiful countryside views with the gardens wrapping around three sides of the property.

The property provides an opportunity for enhancement and requires some modernisation, presenting an excellent prospect for any new owner to renovate to their taste.

FEATURES

- Double doors lead to the welcoming entrance porch which in turn leads to the generous inner hallway with parquet flooring and grand staircase.
- The ground floor offers three main reception rooms; a dining room, study, and sitting room, each with original features.
- The dual aspect study benefits from wooden flooring, an original fireplace, and a range of built-in cupboards and shelves.
- The sitting room is particularly striking, with original floorboards, a feature wooden mantel and log-burning fire, French doors leading to the garden, and access to the garden room through a beautiful arched window and door.
- The dual-aspect dining room overlooks the gardens, boasting an open fireplace and elegant sash bay window.
- The traditional kitchen has a range of cream shaker cupboards including a central island, complemented by wooden work surfaces. Appliances include an integrated dishwasher, fridge, freezer, and space for both a range cooker and oil-fired AGA. Adjoining the kitchen is a substantial utility/boot room with butler sink, cupboards and ample space for laundry appliances and additional refrigeration. Additionally, this room provides



access to a ground floor cloakroom, the extensive cellar and a games room/gym.

- Located on the first floor, the principal bedroom has a dressing room with fitted wardrobes and spacious ensuite bathroom comprising corner bath and double vanity. The guest bedroom has an ensuite shower room and fitted wardrobes. There are two additional generous double bedrooms, one with fitted wardrobes. A family bathroom comprising bath with shower over completes the first-floor accommodation.
- The second floor comprises four further good-sized double bedrooms, all with beautiful countryside views.
- The attractive gardens are part walled and predominantly laid to lawn, wrapping around three sides of the property with gravel pathways leading to a seating area. The lawn is framed by mature hedges and shrubs and there is ample parking on the gravel driveway that leads to the side of the house.

SITUATION

Situated on the outskirts of Crockenhill village yet within a short drive of motorway networks M25/M20 and A21 and within 2.5 miles of Swanley mainline station.

Ideally located in a semi-rural location nestled between the desirable villages of Crockenhill and Eynsford. Crockenhill offers a sought-after primary school, pub, post office, local shops and great transport links. Eynsford is 2.6 miles distant with the attractions of the Roman Castle ruins and Lullingstone Castle close by. Eynsford village has a range of general stores, public houses, tea rooms, a butcher and church.

Train services are available at Swanley (London Bridge approx. 21mins) and Eynsford to London Victoria. Sevenoaks offers fast and frequent services to Charing Cross/Cannon Street (London Bridge approx. 23 mins).



The area offers a wide range of schools in the private, public and state sectors including primary schools in Swanley, Crockenhill, Eynsford, Shoreham and Otford, Grammar Schools in Dartford, Orpington and Tonbridge as well as the Grammar annexes in Sevenoaks. There are preparatory schools in both Otford and Sevenoaks as well as the renowned Sevenoaks School.

The area is well served with golf courses with Pedham golf course (1.6 miles), The London Club (7.9 miles) and Wilderness and Knole golf clubs in Sevenoaks. Leisure Centres can be found in Sidcup, Sevenoaks and Tonbridge.

Comprehensive shopping is available in Swanley (about 2 miles, Sevenoaks (about 10 miles) and at Bluewater Shopping Centre (8.4 miles).

The M25 junction 3 at Swanley (1.2 miles) provides access to London, Dartford Tunnel, Gatwick, Stansted and Heathrow airports.

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01732 740600

DIRECTIONS

From the M25/M20 roundabout take the exit towards Swanley. After passing the Dreams store take the second left onto Wested Lane/Eynsford Road. After approximately 1 mile you will find Wested Farmhouse on the left.

From Sevenoaks take the A225 through Otford and into Eynsford village. Turn left at the fjord, over the bridge and turn right into Sparepenny Lane, then immediately left. Follow the lane to the end and turn left. Wested Farmhouse can be found shortly afterwards on the left-hand side.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.



PROPERTY INFORMATION

- Services: Oil fired central heating. Private drainage, Mains electricity and water.
- Local Authority: Sevenoaks District Council
- Council Tax band: G (£4,224.60 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.
- **AGENTS NOTES:** Property is now unfurnished

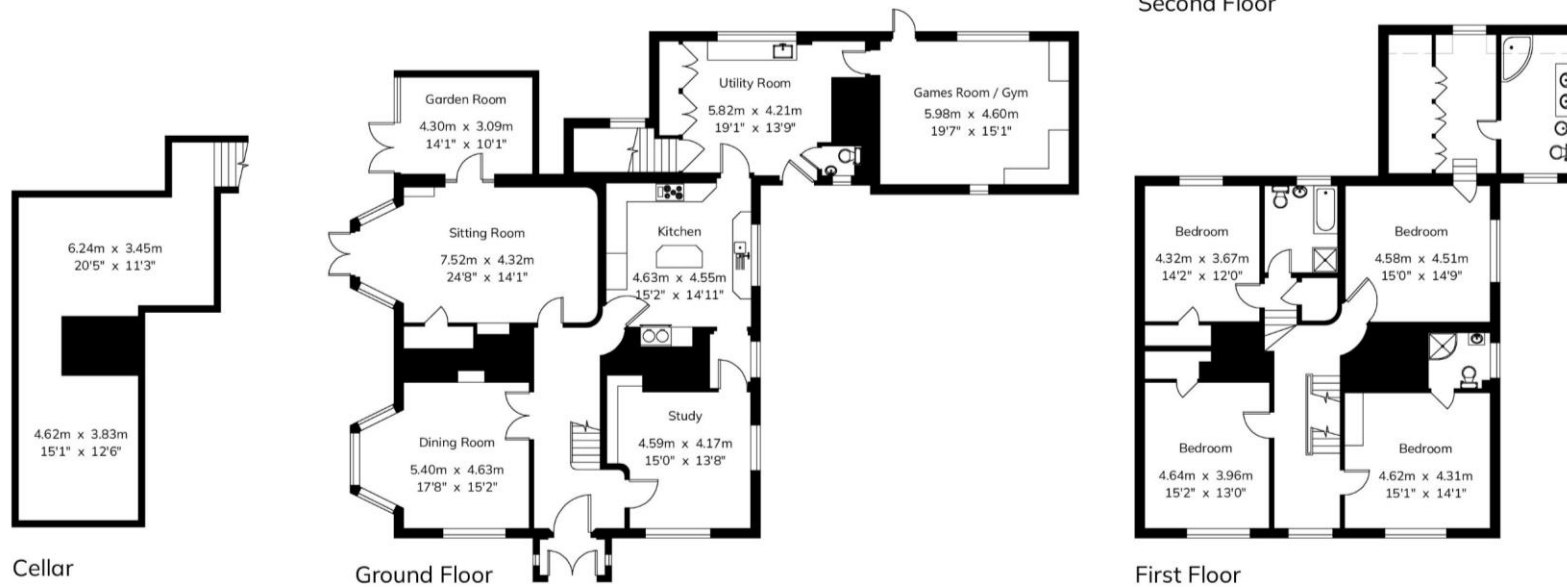
IMPORTANT NOTICE

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 relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Wested Farmhouse

Gross Internal Area : 520.8 sq.m (5605 sq.ft.)



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