



CROCKHAM HILL

EDENBRIDGE, KENT

Offers Over £700,000 Freehold

JACKSON-STOPS 

MALT COTTAGE
POOTINGS ROAD, CROCKHAM HILL, EDENBRIDGE,
KENT, TN8 6SD

A DELIGHTFUL ATTACHED COTTAGE BRIMMING WITH CHARACTER, NESTLED IN A PICTURESQUE RURAL SETTING WITHIN THE GREEN BELT



DESCRIPTION

A charming attached cottage full of character, set in a picturesque rural location within the Green Belt. This delightful home offers versatile living accommodation, well-suited to a variety of lifestyles. To the rear of the garage, a highly practical studio space adds further flexibility—perfect for a home office, creative studio, or additional workspace. The property features three comfortable bedrooms and is ideally positioned in the highly sought-after Pootings area of Crockham Hill. In recent years, it has been thoughtfully updated to a high standard, including a stylish *Ruach* fitted kitchen, a contemporary bathroom, and tasteful décor throughout.

Internally, the ground floor opens into a bright, spacious sitting room featuring double-aspect windows that flood the room with natural light, along with a charming wood-burning stove. A door leads through to a cosy snug/family room, which connects to an inner hallway providing access to a study. There is also a separate W.C. with a practical utility area.

The hallway continues into a stylish kitchen, complete with Silestone worktops, a built-in double electric oven, induction hob with extractor fan, and an integrated dishwasher. There is ample space for dining, and the kitchen flows seamlessly into a conservatory. Fully double glazed, the conservatory offers panoramic views of the garden and creates a bright, relaxing space to enjoy throughout the year.

Upstairs, the first floor offers three comfortable bedrooms and a fully fitted family bathroom.

Externally, the property has a generously sized garden with a terrace area ideal for entertaining, as well as a brick-built storeroom. There is also a detached garage with an attached studio. A five-bar gate provides access to plentiful off-street parking.

FEATURES

- Spacious sitting room
- Separate snug/family room providing additional living space
- Dedicated study/home office
- Bright conservatory overlooking the garden



- Stylish designer kitchen with integrated appliances
- Three well-proportioned bedrooms
- Modern family bathroom
- Detached garage with additional off-street parking
- Delightful rear garden
- Sought-after location close to open countryside
- Within catchment area of highly regarded schools

SITUATION

Local Facilities: Crockham Hill with public house, primary school and church. Four Elms with its church, public house, and primary school.

- Comprehensive Shopping: Edenbridge with a Waitrose supermarket (3.4 miles) & Westerham (3.7 miles), Oxted (4.7 miles), Sevenoaks (9 miles).

- Mainline rail services: Oxted to Victoria and London Bridge. Sevenoaks to Charing Cross/Cannon Street.

- Primary Schools: Crockham Hill, Four Elms, Oxted, Limpsfield and Westerham.

- Secondary Schools: Oxted School.

- Private Schools: Hazlewood mixed preparatory school in Limpsfield Chart. Radnor House School in Sundridge. The Public Schools at Sevenoaks and Tonbridge. Woldingham Girls School. Lingfield College in Lingfield.

- Leisure Facilities: Crockham Hill tennis club. Edenbridge leisure centre. Health centre and leisure pool complex in Oxted. Various



equestrian establishments. Limpsfield Tennis and Squash Club.

Public and private golf courses including Tandridge Golf Club at Oxted, Limpsfield Chart, Westerham and Hever.

- Motorway Links: The M25 can be accessed at junctions 5 or 6, which links to other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel.

VIEWINGS

Strictly by appointment through Jackson-Stops.

Tel: 01883 712375

DIRECTIONS

From the village of Crockham Hill take the B269 (opposite The Royal Oak) Spout Lane, this becomes Pootings Road. You will enter into the hamlet of Pootings and there will be properties on both sides of the road. Malt Cottage will be found along 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 central heating via radiators. Mains Water, Electricity & Private Drainage
- Local Authority: Sevenoaks District Council
- Council Tax band: F (£3,721.20 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 132.1 sq m / 1422 sq ft
 Garage / Outbuildings = 33.4 sq m / 359 sq ft
 Total = 165.5 sq m / 1781 sq ft

 = Reduced headroom below 1.5m / 5'0



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. (ID1293162)

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