



POOTINGS

CROCKHAM HILL, KENT

Guide Price £1,250,000 Freehold

JACKSON-STOPS



MEDHURST
POOTINGS ROAD, POOTINGS, CROCKHAM HILL,
KENT, TN8 6SF

**A SPACIOUS FAMILY HOME IN A FABULOUS KENT SETTING,
ENJOYING FAR-REACHING COUNTRYSIDE VIEWS AND OVER
2 ACRES OF GARDENS AND GROUNDS, WITH EXCELLENT
SCOPE FOR MODERNISATION.**



DESCRIPTION

Set within approximately 2.31 acres, Medhurst is an attractive detached six-bedroom family home extending to over 2,800 sq ft, offering an exceptional blend of semi-rural living and excellent connectivity. Ideally positioned within easy reach of a mainline station, as well as the amenities of Oxted, Sevenoaks and Edenbridge, the property is particularly appealing to equestrian enthusiasts, with a stable block, store room and additional adjoining grazing land currently rented to a local farmer.

Internally, the property is introduced by a spacious and light-filled entrance hall that immediately highlights the home's charm and character, featuring high ceilings, exposed parquet flooring, generous fitted storage and traditional-style radiators throughout. The welcoming drawing room enjoys a square bay window and double doors opening onto the garden, while the adjoining dining room also benefits from parquet flooring and a useful alcove, perfectly positioned beside the kitchen/breakfast room. Fitted with an Aga, the kitchen offers ample space for a traditional family dining table and serves as a wonderful hub of the home. The dual-aspect playroom is flooded with natural light and features French doors leading directly onto the garden, creating an ideal family or entertaining space. A cloakroom and practical utility room complete the ground floor accommodation.

On the first floor are six well-proportioned bedrooms, four of which include built-in storage. The principal bedroom benefits from a dressing room and en suite shower room, while the remaining bedrooms are served by two additional bath/shower rooms. There is also a useful attic providing extra storage.

Outside, the beautifully maintained mature gardens provide excellent space for al fresco dining and entertaining, all while enjoying attractive open views across the surrounding grounds. To the side and rear of the property are detached garaging, a workshop, stable block and store room, all conveniently accessed via a separate private entrance. In total, the grounds extend to approximately 2.31 acres.

NOTE: Please note that the area at the far end of the rear garden is leased from the National Trust.



Combining character, practicality and equestrian facilities, this charming country home enjoys superb walking and riding opportunities, together with a wealth of leisure amenities nearby, making it a rare and highly appealing offering.

FEATURES

- Reception Hall
- Drawing Room
- Dining Room
- Playroom
- Kitchen/Breakfast Room
- Utility Room & Cloakroom
- Main Bedroom with Dressing Room and En Suite Shower Room
- 5 Further Bedrooms & 2 Bath/Shower Rooms
- Garaging, Workshop, Stabling & Store
- Gardens & Ground extending to about 2.31 acres

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





PROPERTY INFORMATION

- Services: Oil fired heating via radiators. Main electricity and water. Private drainage.
- Local Authority: Sevenoaks District Council
- Council Tax band: G (£xx 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.

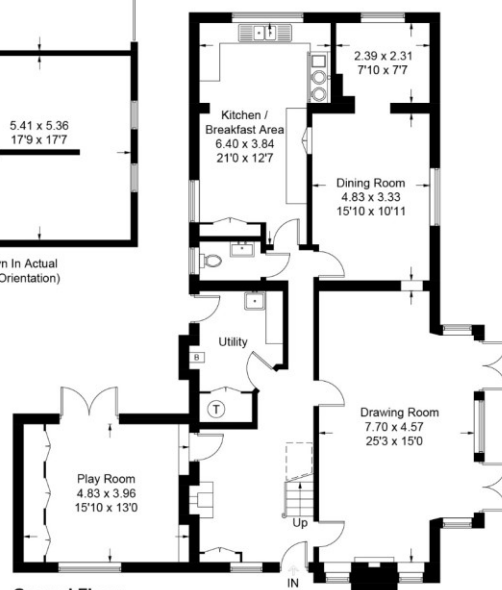
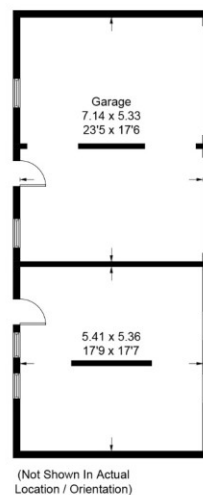


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Approximate Gross Internal Area = 264.1 sq m / 2843 sq ft
 Outbuildings = 203.3 sq m / 2188 sq ft
 Total = 467.4 sq m / 5031 sq ft



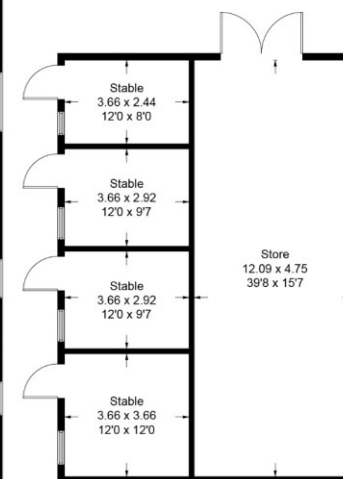
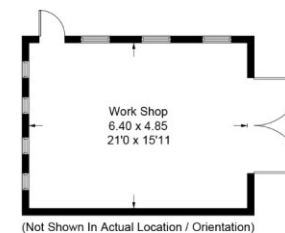
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Outbuildings

(Not Shown In Actual Location / Orientation)

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. (ID1304078)

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OXTED

01883 712375

oxted@jackson-stops.co.uk
 jackson-stops.co.uk

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