

burnett's

01892

782287

01435

874450



September Cottage, Pinkham, East Peckham, Kent, TN12 5EU  
Offers in Excess of £500,000 Freehold (additional land at £250,000)





# September Cottage Pinkham, East Peckham, TN12 5EU

Offers in Excess of £500,000 Freehold. Plus £250,000 for optional additional land

Lying on the bank of a millstream tributary of the River Medway, tucked away down a private lane, this cleverly designed detached house offers two double bedrooms, a bathroom, sitting room, dining room, study, kitchen/breakfast room and downstairs WC. Fully fence enclosed, the property comes with gated parking and a level rear garden that backs on to the stream. In addition, there is a plot of about 1.57 acres with stables and stores directly opposite the house that is available for an additional £250,000 (not available by separate negotiation). EPC Rating: C

Built by the present owners about 15 years ago, this chalet style property is built up on brick plinths to afford it this delightful position on the bank of the millstream.

The property is approached down a private lane with gated access to a parking area at the front of the house.

Steps lead up to the front door, which opens into a spacious hallway leading to the ground floor accommodation.

The double aspect kitchen/breakfast room is fitted with a range of wooden wall and base units with granite worktops and upstands. There is a peninsular breakfast bar with wooden worktop, a freestanding dual fuel Rangemaster cooker (gas hob and electric oven), ceramic sink and drainer, plus space for a freestanding dishwasher, fridge freezer and washing machine.

Adjoining the kitchen is a generous dining room with fitted wooden display/library unit with cupboards below.



To the rear of the house is a spacious sitting room with a brick fireplace at one end housing a woodburning stove. French doors lead out to the rear decked terrace.

Completing the ground floor accommodation is a study and a ground floor WC.

Arranged over the first floor are two double bedrooms, including one with Juliet balcony overlooking the garden, and a bathroom comprising panelled bath with shower attachment, separate shower cubicle, WC and washbasin. There are storage cupboards/

wardrobes accessed off the landing, and additional storage space in the eaves.

To the rear of the house is a raised decked terrace, ideal for summer dining and entertaining. Steps lead down to the garden, which is primarily laid to lawn. There is a paved patio that wraps around the back and sides of the house with space for a garden shed and barbequing. Along one side of the rear garden is a planted shrub bed and to the rear of the garden is a further circular paved patio and a decked jetty sticking out into the millstream behind. Other than the river side, the boundaries

of the property have high close-board fencing, providing a good degree of privacy and security.

The amenities of East Peckham village are only about a third of a mile away including a Co-op convenience store, village butcher, pharmacy, coffee and wine bar, library, Pam's Pantry (a popular breakfast/lunch bar) and post office. Within a mile is a good primary school and well-equipped village hall that hosts a number of classes, groups and private functions. There are also two pubs about 1.3 miles from the property, one to the North and one to the West.

Further amenities can be found in nearby Paddock Wood (3 miles) and in the larger towns of Tonbridge (7 miles) and Tunbridge Wells (9 miles).

Paddock Wood station is about 3.3 miles away with services to London Charing Cross (London Bridge in about 45 minutes).

There is a footpath directly accessible from this property leading to the main River Medway, which in turn leads to a complex of footpaths through the surrounding countryside and along the river.

In addition to the local primary, there is a good secondary school in Paddock Wood and grammar options for boys and girls in Tonbridge and Tunbridge Wells, plus the renowned Tonbridge (Public) School and various preparatory schools in Tonbridge.

Services: Mains gas fired central heating. Mains water, electricity and drainage.

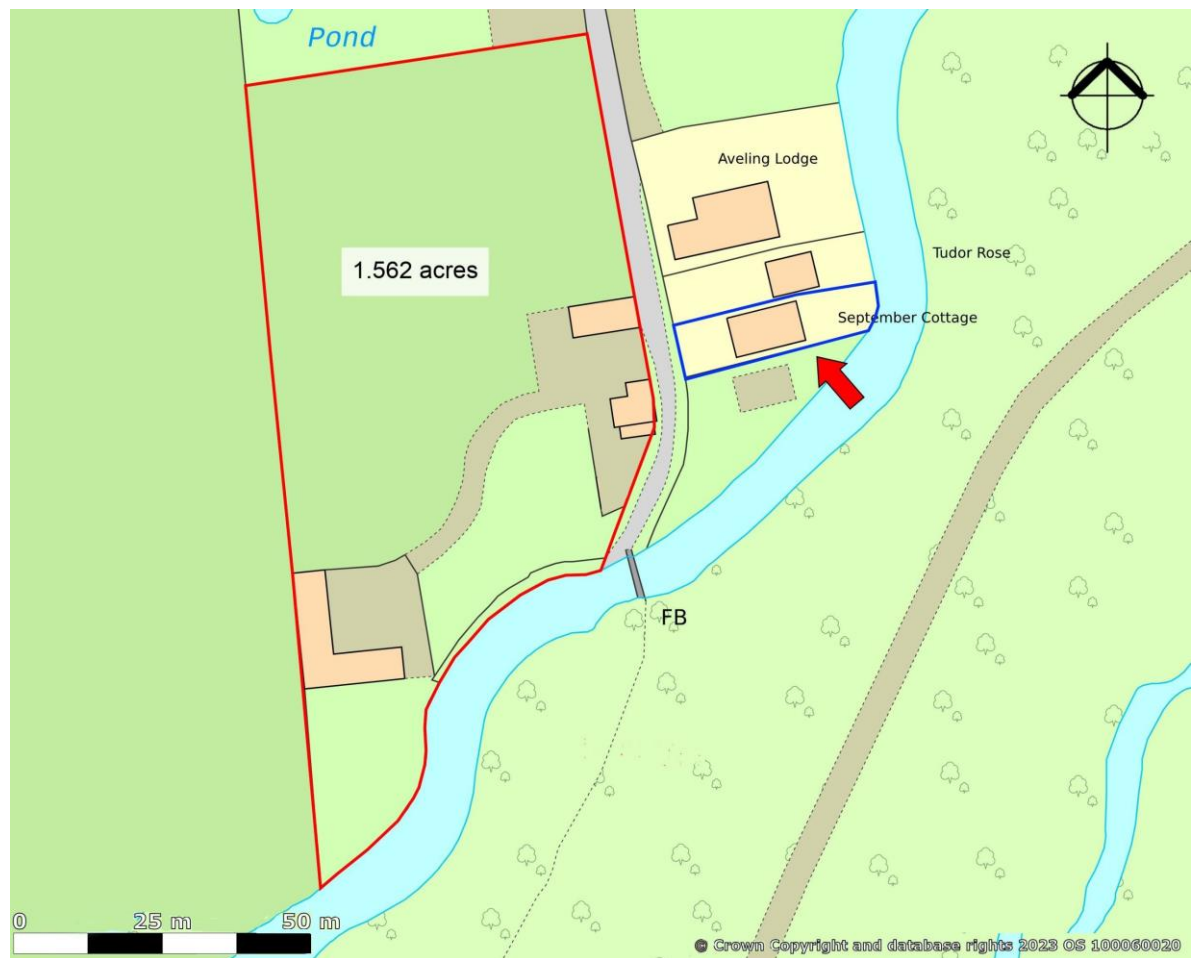
Tonbridge & Malling Borough Council

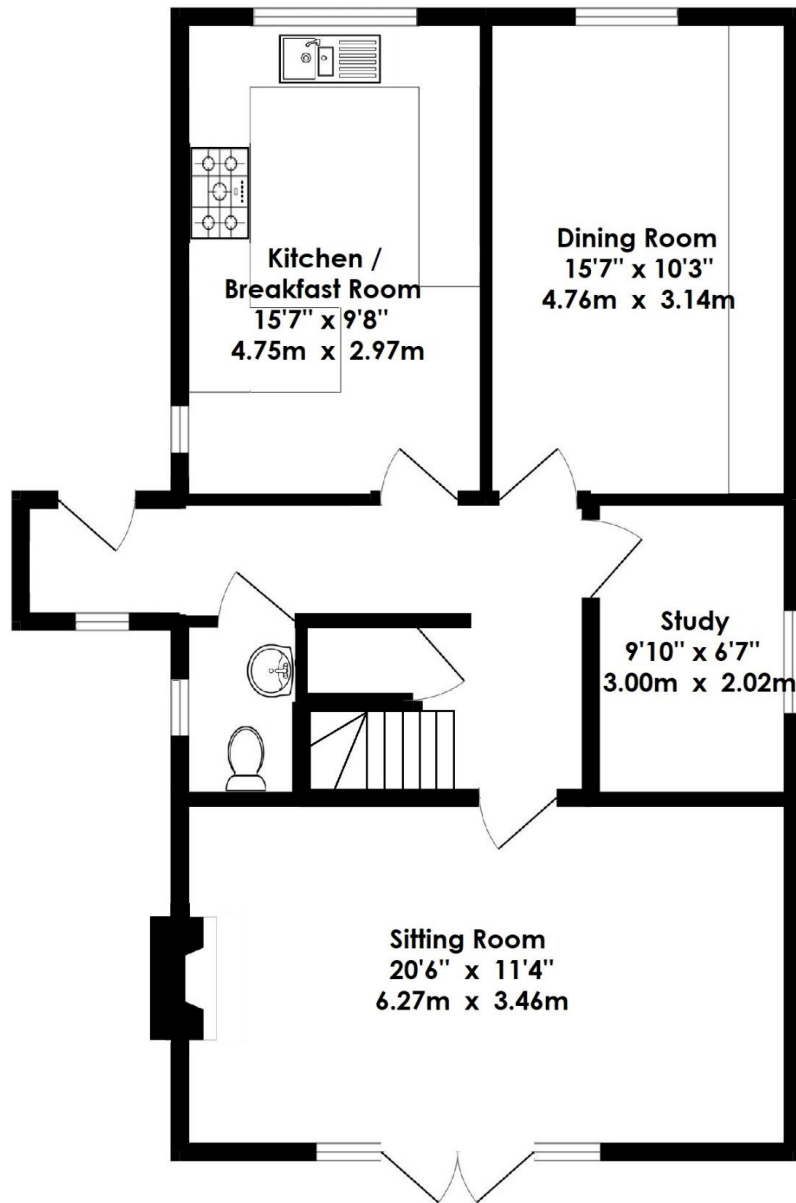
Council Tax Band: E



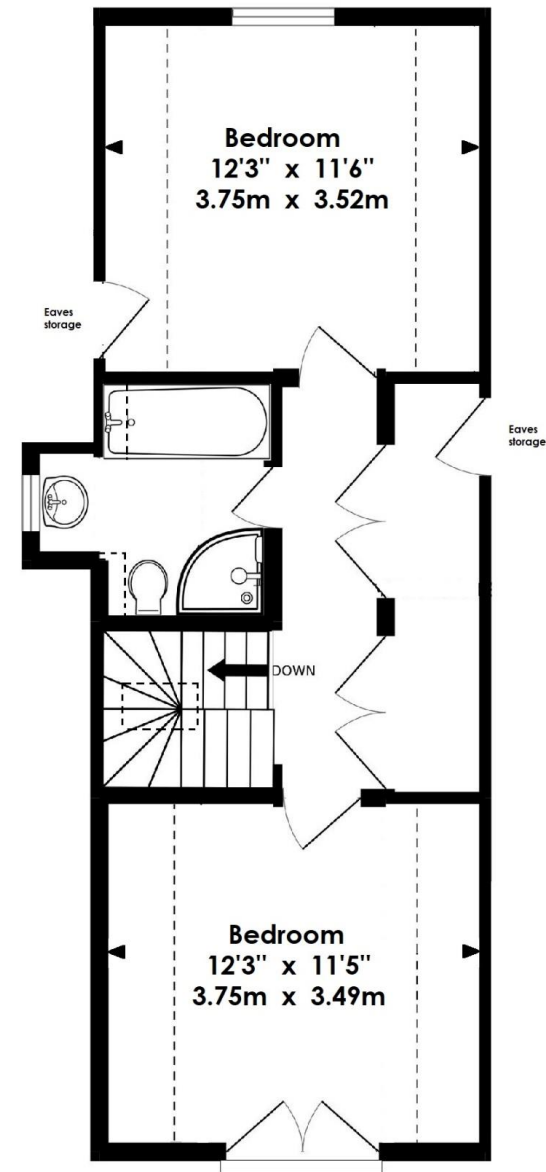
The house can be purchased on its own or with a plot of about 1.57 acres, which is located directly opposite September Cottage across the lane. This plot also has gated access and is fence enclosed. The land comes with two former stable blocks. The first was a block of three boxes but has been converted into two store rooms. The second is an L shaped block comprising 6 boxes plus a hay store and tack store. This sits in a separately fenced and gated yard at the far corner of the paddock. There is also a car port/tractor store. This plot also borders the millstream and backs on to farmland, which is currently screened with high trees.

The land will only be sold with the house and is not available separately to purchase without the house.

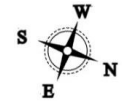




**GROUND FLOOR**



**FIRST FLOOR**



**TOTAL FLOOR AREA : 1190 sq.ft. (110.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2022



# burnett's

Individual Property : Individual Service

[www.burnetts-ea.com](http://www.burnetts-ea.com)

Mayfield: 01435 874450

Wadhurst: 01892 782287

Lettings: 0845 873 7493



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		