



# Lambert & Foster



## SMITHERS LANE

EAST PECKHAM | TONBRIDGE

*An opportunity to purchase a beautiful grade II listed two bedroom cottage arranged over three floors benefitting from many original character features, Inglenook fireplace with an inset wood burner, kitchen diner, a secluded courtyard along with an unexpected large garden with an office/sunroom. Situated within the heart of this popular Wealden village. Within walking distance to local amenities and only a short drive to a mainline railway station at Paddock Wood.*

*Offered to the market with NO FORWARD CHAIN.*

**Guide Price £350,000**

FREEHOLD





## 27 SMITHERS LANE

EAST PECKHAM | TONBRIDGE | TN12 5HR

- A charming two bedroom end of terrace grade II listed home with the accommodation set over three floors
- Situated in the heart of this popular Wealden village
- Many character features in tact including an inset inglenook fireplace
- Secluded courtyard garden plus an additional spacious garden
- Walking distance to local amenities and only a short drive to major transport links
- Offered with NO FORWARD CHAIN

**GENERAL: Tenure:** Freehold. **Construction Type:** Brick built under a tiled roof **Services & Utilities:** Mains gas fired central heating with mains water supply and mains drainage services connected but not tested. **Broadband Connection:** Yes EE. **Mobile Coverage:** EE. Further information can be found at [www.ofcom.org.uk](http://www.ofcom.org.uk). **Local authority:** Tonbridge and Malling Borough Council. **Council tax:** Band C. **EPC:** N/A

**Flood & Erosion Risk: Property flood history:** None. **Rivers and the sea:** TBC **Surface water:** TBC **Reservoirs:** TBC. **Groundwater:** TBC. Information sourced from [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk). If you're unable to use the online service, you can call Floodline; T: 0345 988 1188. Typetalk: 0345 602 6340

**Viewing:** To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.





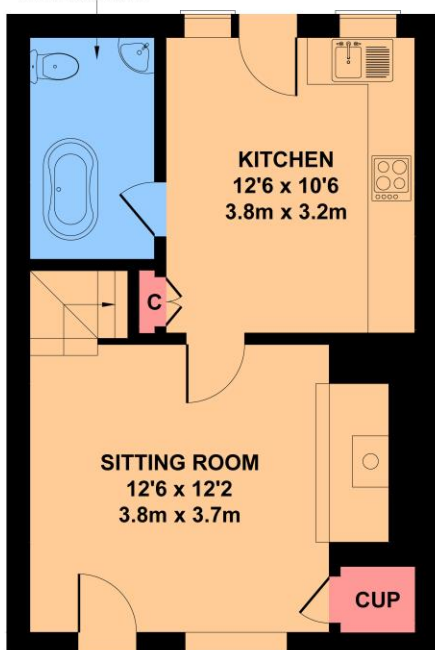
**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.



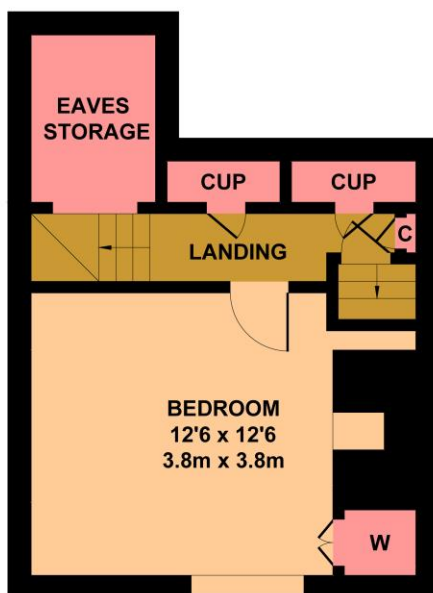
## FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.

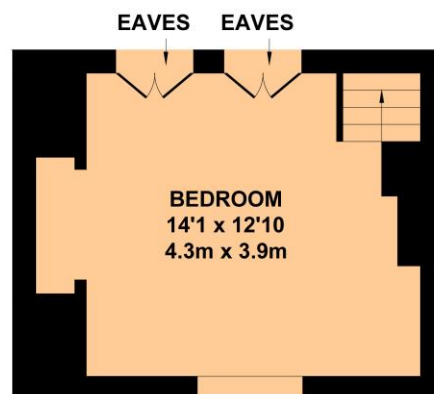
**BATHROOM**  
8'10 x 5'3  
2.7m x 1.6m



**GROUND FLOOR**  
APPROX. FLOOR  
AREA 407 SQ.FT.  
(37.8 SQ.M.)



**FIRST FLOOR**  
APPROX. FLOOR  
AREA 270 SQ.FT.  
(25.1 SQ.M.)



**SECOND FLOOR**  
APPROX. FLOOR  
AREA 208 SQ.FT.  
(19.3 SQ.M.)

Not to Scale. Produced by The Plan Portal 2024  
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## PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

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