



125

— YEARS OF —

**Lambert
& Foster**



COURT LODGE FARM,
THE GREEN, WEST PECKHAM, ME18 5JN



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& Foster**



PADDOCK WOOD STATION 7 MILES | TONBRIDGE STATION 7 MILES | M20 5.5 MILES

COURT LODGE FARM, THE GREEN, WEST PECKHAM ME18 5JN

Court Lodge Farm is a contemporary designed house with traditional features built in 2014. The house is of an eco-friendly design with an air source heat pump, rain recovery system and solar panels. The house sits within a good size garden to side and rear backing onto fields enclosed by stock proof fencing with close board fencing to the road. The driveway provides parking for several vehicles as well as a large detached workshop/garage with first floor above garage located to the immediate east of the building.

GUIDE PRICE £1,350,000 – £1,400,000 FREEHOLD



SITUATION

The property is located in the quiet and highly desirable, quintessential Kentish village of West Peckham and is located on a no-through road close to local amenities within the village yet ideally located for commuting. Nearby towns such as Tonbridge and Paddock Wood providing mainline rail links to London and excellent schooling options.

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DESCRIPTION

Designed by architects with a passion for detail, the home boasts a clean and contemporary design, expansive glazing and a seamless flow between indoor and outdoor living. The interior is bright and airy, with a generous open plan kitchen and dining area with under floor heating throughout the ground floor. Four bedrooms (three double and one single) offering flexible accommodation, including a master suite with commanding views of the surrounding countryside, a further en-suite and a family bathroom. Set within private, landscaped gardens, the property enjoys both privacy and panoramic rural views.

Sustainability lies at the heart of this property's design. Constructed with eco-conscious materials and modern insulation, the house is built for exceptional thermal efficiency. Triple glazing maximises natural light while reducing heat loss, and the home incorporates low-energy lighting and heating systems throughout. Every element, from the orientation of the building to the material selection, reflects a commitment to environmental responsibility—without compromising on style or comfort.

Whether you're seeking a stylish family residence, a peaceful countryside retreat, or a future-proof investment, this home offers an outstanding lifestyle opportunity in one of Kent's most sought-after villages.



GARDENS, GROUNDS & OUTBUILDINGS

The property sits within a generously sized, beautifully landscaped plot that offers privacy and tranquillity. A gravel driveway provides ample off-street parking and leads to a detached timber-framed garage/workshop, ideal for storage, hobbies or future use as a studio or home office (subject to consent). The garden has been thoughtfully designed to reflect the home's contemporary style, with a west-facing terrace extending from the living space—perfect for outdoor dining and entertaining. A good size lawn, mature trees and hedging and areas of wildflower planting create a peaceful, wildlife-friendly haven that evolves beautifully through the seasons.

Sustainability continues outside with discreet rainwater harvesting, a well-planned kitchen garden with fruit trees that provide an opportunity for homegrown produce, while carefully positioned seating areas offer quiet spots to enjoy the changing light throughout the day. The entire garden serves as a natural extension of the home and promotes a relaxed, eco-conscious lifestyle in a stunning rural setting.



FLOOR PLANS

Court Lodge Farm, The Green, West Peckham, Maidstone, ME18 5JN

Approximate Area = 3038 sq ft / 282.2 sq m
Outbuilding = 1257 sq ft / 116.7 sq m
Total = 4295 sq ft / 399 sq m
For identification only - Not to scale





VIEWINGS: Strictly by appointment with the Paddock Wood office 01892 832325 paddockwood@lambertandfoster.co.uk.

METHOD OF SALE: Private Treaty.

TENURE: Freehold.

SERVICES: Mains water, drainage and electricity. An air source heat pump provides heating and hot water with solar panels providing additional power.

MOBILE: Indoor limited, outdoor likely (checker.ofcom.org)

BROADBAND: Standard and Ultrafast available

LOCAL AUTHORITY: Tonbridge and Malling Borough Council

COUNCIL TAX: Band G

EPC: C (80)

DIRECTIONS: From Seven Mile Lane turn onto Mereworth Road, signposted to West Peckham. Follow this road into the village, passing through the distinctive white traffic-calming gates. Continue past the church, the pub, and round the village green. At the oast house bear left onto the private road. The property is located after a short distance on the right-hand side.

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