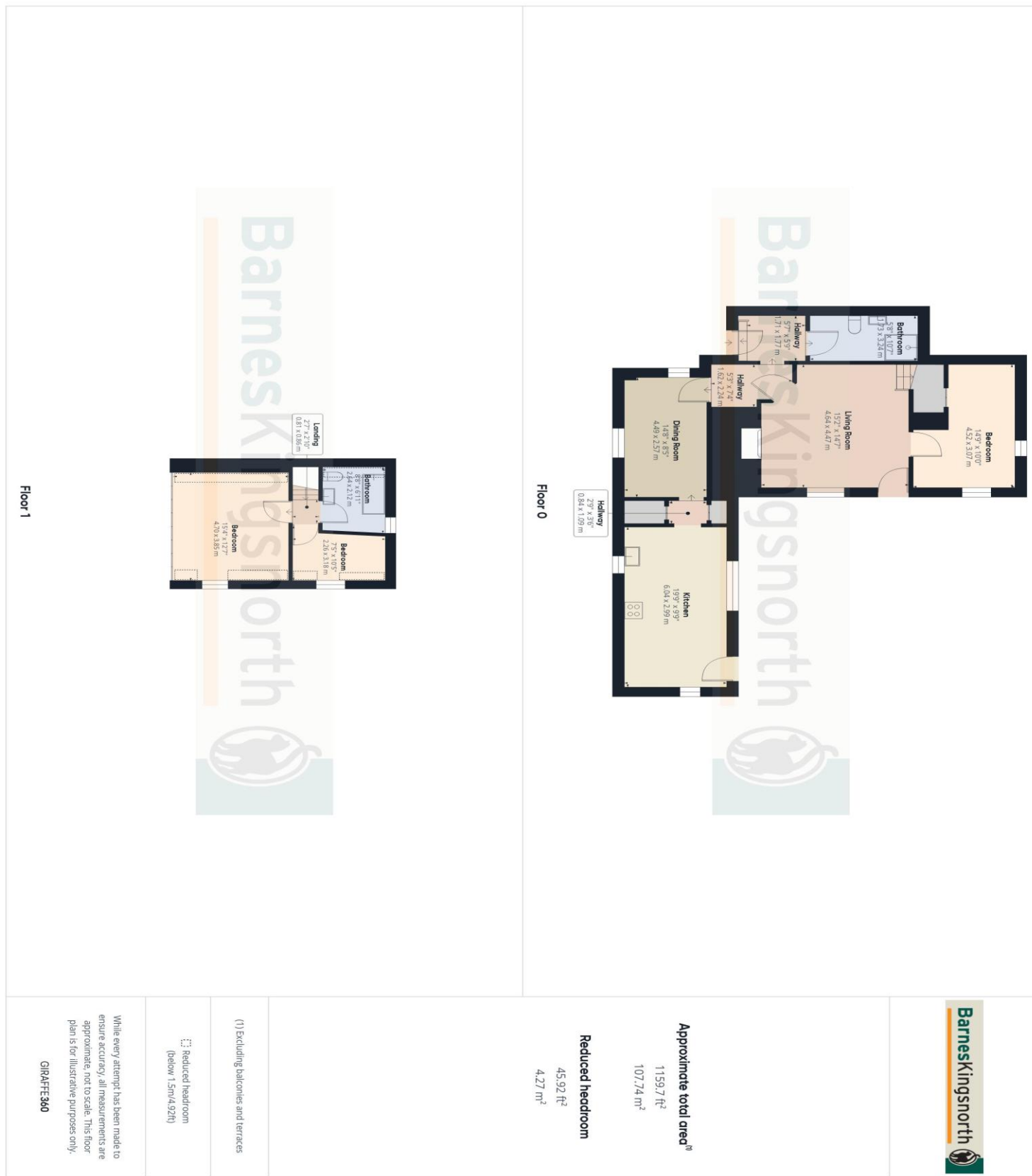


**Barnes Kingsnorth offices at:**  
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
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 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

# Barnes Kingsnorth



**Forge Lane, West Peckham, Maidstone, Kent, ME18 5JP**

**£1,200,000 Freehold**

**Viewings strictly by appointment with the agent**  
 Tel: 01732 771616  
[www.bkestateagents.com](http://www.bkestateagents.com)

**AGENT'S NOTE:** Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



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### THE PROPERTY

Featured on BBC, Channel 4 and as an independent film set, this exceptional property offers a unique opportunity to combine modern features with historic charm. Set in swathes of landscaped gardens on the outskirts of West Peckham on Greensands Way, 'Area of Outstanding National Beauty', this storybook property is both charming and stylish and combines character features with contemporary embellishments. The entrance door leads into the bright and spacious living room boasting a traditional inglenook fireplace (14th Century) with woodburning stove, plenty of room for comfy seating yet retaining that cosy cottage feel. A door leads into the dining room, a great space for entertaining and with tiled flooring which flows into the stunning country-style kitchen/breakfast room, ample storage cupboards and working space here to create those family suppers and again, great for entertaining and complete with some top-of-the-line appliances. A flexible layout with downstairs bedroom three/study and the luxury downstairs shower room, fitted with crisp white suite and separate shower cubicle completes the ground floor accommodation. Ascend to the first floor to uncover two well-proportioned double bedrooms, one with floor to ceiling wardrobe cupboards plus the luxury family bathroom with white suite and free-standing deep bath.

### THE OAST

There is a separate Oast annexe which upon entry opens into an expansive, open plan living/dining/kitchen, which is flooded with natural light, has a log burner and is both unique and stylish. A quirky roundel bedroom plus a further study room is found on the upper floor. Working from home? .....then the Oast would make the most ideal office/studio!

### OUTSIDE

Breathtaking gardens stretch to far reaching views ahead onto idyllic countryside and were professionally designed and stocked by an award winning and local passionate gardener.... so lots to interest the budding amateur or keen horticulturist. There is a generous patio area on which to sit and relax and watch the wildlife and changing seasons and for the history buffs the garden well was originally the village water supply! This unique and charming home features both modern amenities and architectural character set in a fantastic location, do not miss your chance to own a piece of history reborn!

AGENTS NOTE: The property has LPG heating.



### THE LOCAL AREA

Nestled in the charming village of West Peckham and surrounded by award winning vineyards and fruit fields, this characterful cottage is perfect if you are seeking the country life yet still within easy driving distance of the bustling towns of Tonbridge or Maidstone. West Peckham has a pretty village green, St Dunstan's Church dating back to the 11th Century, a village hall and renowned gastro pub The Swan. Everyday needs are catered for at nearby Hadlow village, Plaxtol village or a little further to Kings Hill and West Malling where there are larger supermarkets. The local towns of West Malling, Tonbridge, Royal Tunbridge Wells, Sevenoaks & Maidstone offer excellent schooling, both State & Independent, comprehensive shopping & leisure facilities and rail services to London Bridge/Cannon Street/Charing Cross or London Victoria in about 40 to 50 minutes. Excellent access to the motorway network at Wrotham Heath onto the M20, linking to the M25 for Gatwick & Heathrow and there are good local road networks taking you to London & Canary Wharf, Bluewater or the South Coast.

### ROUTE TO VIEW

From Seven Mile Lane / Mereworth crossroads take the Mereworth Road west towards West Peckham. Continue along into Forge Lane and the property will be found along on the left-hand side.

*PLEASE NOTE: In accordance with the Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.*

**Energy Efficiency Rating: N/A**

**Council Tax Band: D**

