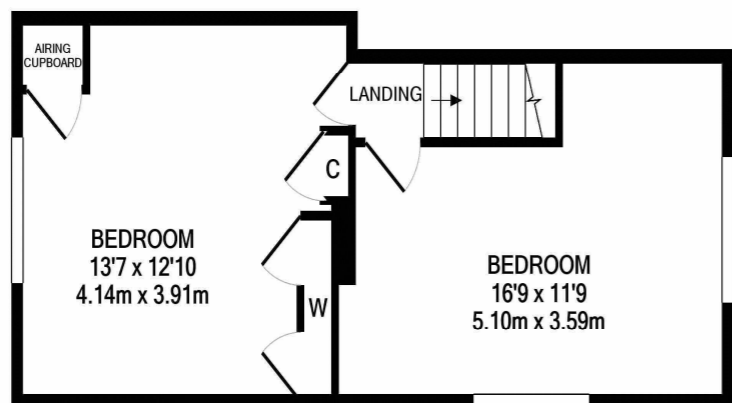
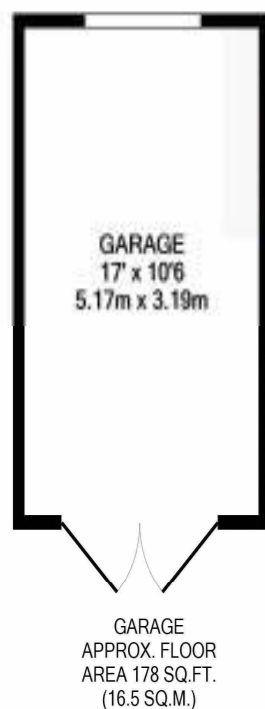


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

Barnes Kingsnorth



1ST FLOOR
 APPROX. FLOOR
 AREA 370 SQ.FT.
 (34.4 SQ.M.)



GROUND FLOOR
 APPROX. FLOOR
 AREA 502 SQ.FT.
 (46.7 SQ.M.)
 OLD ROAD EAST PECKHAM
 TOTAL APPROX. FLOOR AREA 1050 SQ.FT. (97.6 SQ.M.)
 Made with Metropix ©2020



Old Road, East Peckham, Tonbridge, Kent, TN12 5ER

£360,000 Freehold

Viewings strictly by appointment with the agent
 Tel: 01732 771616
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.



1



2



1

THE PROPERTY

Settle into this charming and cosy Grade II Listed cottage so brilliantly positioned for convenience in the heart of the village yet tucked away giving you a slice of privacy. With a wealth of beams and character features this delightful home offers spacious accommodation which still retains that 'cosy cottage' feel. Entrance porch leads to entrance hall and on to the light and airy double aspect sitting room with open tread staircase leading to the first floor. Fabulous farmhouse style fully fitted kitchen/dining room with ample storage and working space in which to create those 'Bake Off' moments includes the Rangemaster with 5 ring gas hob and double electric oven and grill beneath. With its characterful and practical slate flooring this room is sure to become the 'hub of the home'! The pretty downstairs bathroom with corner bath and slate flooring completes the ground floor accommodation. Stairs from the sitting room lead up to the first floor where you will find the two spacious double bedrooms. There is a possibility (subject to the usual consents) to create a shower room.

OUTSIDE

A useful detached garage and delightful cottage gardens surround the property.



THE LOCAL AREA

Located in the heart of the popular village of East Peckham approximately 6 miles distant from Tonbridge town centre on the north eastern side. Surrounded by beautiful countryside with numerous walks on the doorstep, East Peckham village has an active community with village hall, St Michael's Church and offers shops for everyday needs, country inns and a local primary school. Tonbridge town offers more comprehensive shopping and excellent schooling or there is the county town of Maidstone and Royal Tunbridge Wells, both within an easy drive. The nearest main line station is at Paddock Wood around 2 miles away or there is Tonbridge station with its fast 40 minute commuter service to London Charing Cross/Cannon Street/London Bridge. The location is ideal for homeowners seeking a life in the countryside but wanting all the convenience or nearby towns with retail stores, leisure facilities, restaurants, historic places of interest and the scenic River Medway.

ROUTE TO VIEW

From the A26/Hadlow Road East, take the turning into Three Elm Lane, signposted Golden Green and East Peckham. Continue along Three Elm Lane into East Peckham village, at the junction between Snoll Hatch Road and Old Road turn right and the property will be found along a drive on the right hand side.

PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now 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 purchaser.

Energy Efficiency Rating: Not applicable

Council Tax Band: D

