



Flints Cottage

134 Bush Road | East Peckham | Tonbridge | Kent | TN12 5LN

 FINE & COUNTRY

Seller Insight

“ Originally two farm cottages dating back to the 1700s which through the years have been thoughtfully and sympathetically combined to create a substantial and characterful home -a huge attraction for the present owner and his family when they came to view. With such a fabulous setting, plus its obvious potential both inside and out, they had no hesitation in deciding that this was to be their future home. However, even though the house had been lovingly cared for throughout its history, the current owner, who has lived here for over six years, and with great respect to its unique features and character, has tweaked and enhanced the house, adding to its comfort, style and modern functionality for it to become a brilliant family home. With such a flexible and practical layout, it is home with great connectivity, but also with space for individual pastimes. Today, the home is a beautiful blend of traditional charm and contemporary living.

The gardens which were a huge attraction to the owners when coming to view, have been given as much care and attention as the house. An exceptionally beautiful space which has been nurtured with great care and passion. Beautifully landscaped, it features a wide variety of plants and thoughtfully designed areas, offering both visual interest and practical use. With such space both inside and out, the garden and house have been the centre for many gatherings of friends and family, particularly when children are here as there is so much space for them to play safely and happily with freedom to explore.

Originally intended as a forever home, the property is now ready to welcome a new family to enjoy its unique charm, comfort and exceptional setting.*



* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Step inside

Flints Cottage

Fine & Country are delighted to present Flints Cottage, an enchanting Grade II listed detached country home, beautifully restored and impeccably maintained, idyllically nestled in approximately 0.8 acres of landscaped southwest facing grounds surrounded by glorious Kent countryside on the edge of the sought after village of East Peckham.

Originally two farm cottages believed to date back to the 1700s, Flints Cottage has been thoughtfully combined and sympathetically evolved over time to create a substantial and characterful residence of exceptional charm. Successive owners have carefully enhanced the home, preserving its heritage while introducing the comforts and functionality expected of modern family living. Today, the property offers a seamless blend of period beauty and contemporary style.

From the moment you arrive, the sense of quality and setting is unmistakable. Electric gates open onto a sweeping gravel driveway providing extensive parking, while the addition of an oak framed double garage with separate workshop complements the house perfectly. Ideal for treasured vehicles, secure storage, hobbyists, or those seeking additional practical space, it is a valuable and versatile feature.

Inside, Flints Cottage is rich in original character, with exposed beams, traditional latch doors, elegant fireplaces, and a wealth of architectural detail. At the heart of the house lies a stunning kitchen and dining space, beautifully appointed and filled with natural light. Designed as the social centre of the home, it opens directly onto a generous terrace, creating a wonderful connection between inside and out, perfect for summer entertaining, family gatherings or relaxed mornings overlooking the gardens.

A spacious principal reception room provides a warm and inviting retreat, centred around a magnificent inglenook fireplace, offering atmosphere and comfort throughout the seasons. Elsewhere, the accommodation is both generous and adaptable, with four bedrooms, three bath or shower rooms and further attic rooms currently arranged as a study and ancillary spaces, ideal for home working, creative use, or additional flexibility.





Step outside

Flints Cottage

The gardens are every bit as impressive as the house itself and embody the charm of a classic English country garden. Lovingly nurtured and beautifully landscaped, they offer expansive lawns, mature trees, colourful planting, and thoughtfully designed seating areas that follow the sun. A charming greenhouse and productive vegetable garden add both beauty and practicality, perfect for those who enjoy growing their own produce and embracing outdoor living. Families will appreciate the freedom and privacy of the grounds, while keen gardeners and outdoor entertainers alike will relish the variety of spaces on offer.

Despite its peaceful rural setting, Flints Cottage remains exceptionally well connected. East Peckham offers a thriving village community with everyday amenities, while Tonbridge and Royal Tunbridge Wells provide extensive shopping, leisure, and schooling options. Mainline rail services from nearby Paddock Wood offer convenient access to London, making this an ideal choice for commuters seeking countryside living without compromise.

Originally intended as a forever home, this much-loved property is now ready to welcome its next custodians. A rare opportunity to acquire a residence of history, elegance and outstanding lifestyle appeal, Flints Cottage is truly something special.

Freehold

Council Tax Band G

EPC Rating E

For mobile phone coverage in the area please look online

Superfast broadband is available at the property, for more information please look online

Utilities:- Electric / LPG / Mains Water / Mains Drainage / Phone / Broadband / Oil

Guide price £1,100,000 – £1,200,000



Bush Road, East Peckham, Tonbridge, TN12

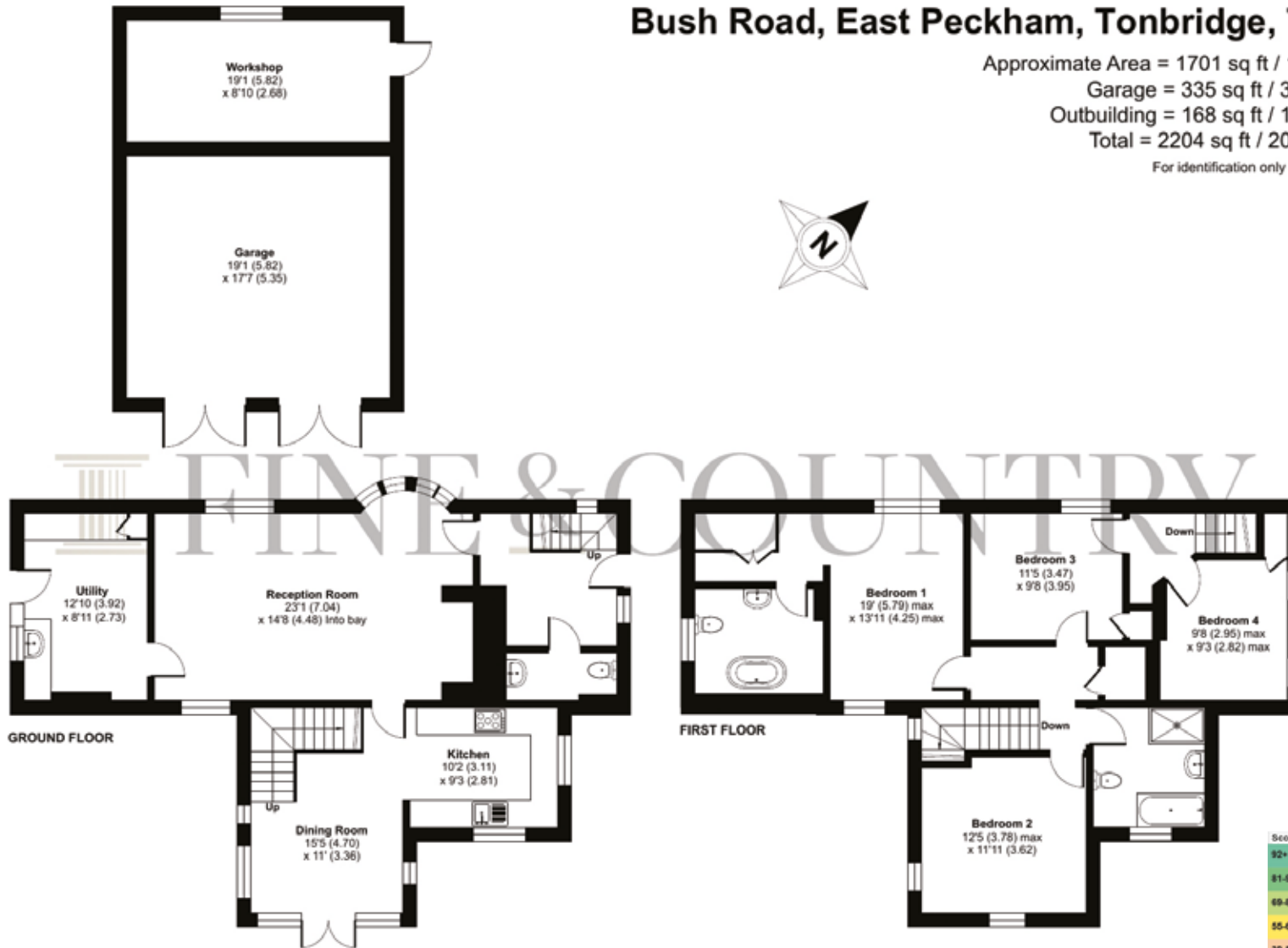
Approximate Area = 1701 sq ft / 158 sq m

Garage = 335 sq ft / 31.1 sq m

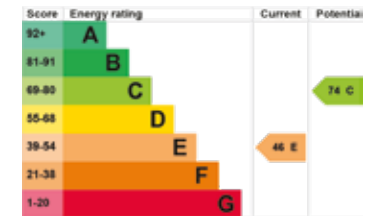
Outbuilding = 168 sq ft / 15.6 sq m

Total = 2204 sq ft / 204.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Fine & Country (Kent). REF: 1440035



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