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The Freehold, East Peckham, Tonbridge, Kent, TN12 5AQ

£499,995 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.



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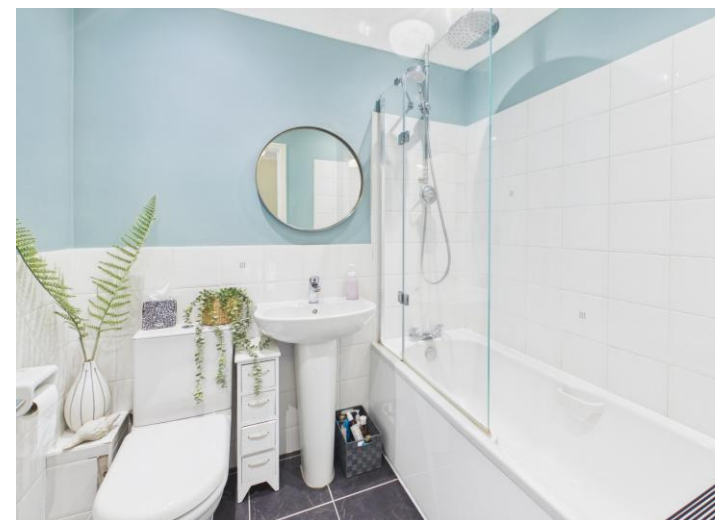
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THE PROPERTY

Situated in a popular village location close to local amenities and primary schools, with highly regarded secondary schools within catchment, this beautifully presented detached family home offers stylish, versatile living with plenty of scope to adapt to your family's needs. From the moment you step inside, the bright and welcoming interior creates an immediate sense of home. The ground floor offers a wonderful balance of sociable and practical spaces, with a modern kitchen-diner at the heart of the property. Featuring generous storage, composite worktops and integrated appliances, it provides the perfect setting for busy family life as well as entertaining friends. The spacious sitting room enjoys a lovely outlook over the rear garden, while a versatile study, snug or playroom to the front provides valuable additional space for working from home, relaxing or keeping the children entertained. Shuttered windows throughout the ground floor add character while allowing plenty of natural light to flow through the home. Upstairs, the property currently provides three generous bedrooms, although it was originally designed as a four-bedroom home and could readily be adapted back to this layout if required. The principal bedroom is particularly impressive, offering a generous double bedroom, excellent built-in storage and its own en-suite shower room. The remaining bedrooms also benefit from built-in wardrobes, helping to keep everyday life organised, while a family bathroom completes the first floor. With its thoughtful layout, stylish presentation and flexibility to evolve with your family, this is a home that combines practicality with a wonderfully welcoming feel.

OUTSIDE

The property has plenty of kerb appeal, with an attractive picket fence and welcoming entrance framed by the property's distinctive bay windows. Accessed from the side of the property, the garage is situated en bloc with parking immediately in front, providing valuable off-road parking and useful additional storage. The garage also benefits from both power and lighting. To the rear, the property enjoys a beautifully landscaped, fully enclosed walled garden, designed as a peaceful extension of the living space. Thoughtfully arranged seating areas provide the perfect setting for morning coffee, relaxed summer evenings or entertaining friends, while the established planting creates a colourful and private backdrop throughout the seasons. A lovely outdoor space that combines privacy, practicality and plenty of opportunities to relax and enjoy the garden.



LOCAL AREA

Enjoying a peaceful position on the outskirts of the popular village of East Peckham, this property offers the perfect balance of countryside living and everyday convenience. Surrounded by beautiful Kent countryside, there are numerous walks and open spaces to enjoy right from your doorstep, while the village itself has a welcoming community atmosphere and provides a range of everyday amenities including a local shop, country inns, village hall, church and well-regarded primary school, all within easy reach. For a wider choice of shopping, restaurants, leisure facilities and schooling, Tonbridge is approximately six miles away, with Maidstone and Royal Tunbridge Wells also easily accessible by car. The River Medway and the historic attractions of the surrounding towns add to the area's appeal. Commuters are well catered for, with Paddock Wood mainline station approximately two miles away, while Tonbridge station offers fast services to London, with journey times to London Bridge, Charing Cross and Cannon Street of around 40 minutes. With its combination of peaceful rural surroundings, village life and excellent access to nearby towns and London, East Peckham is an ideal choice for those looking to enjoy a more relaxed pace of life without compromising on convenience or connectivity.

ROUTE TO VIEW

From the A26 / Hadlow Road, take the turning into Three Elm Lane, signposted Golden Green and East Peckham. Continue along Three Elm Lane for approximately three miles, crossing the humpback bridge and passing The Man of Kent pub on your left. At the next T-junction, turn left into Addlestead Road and continue into Snoll Hatch Road. At the crossroads, go straight ahead into The Freehold, where the property will be found 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: C

Council Tax Band: F

Ref: T1512/62028062/V1

