

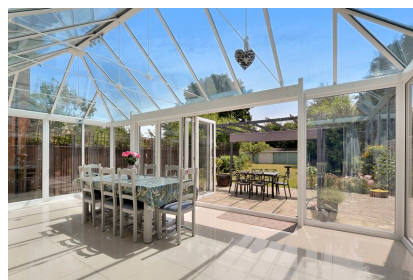
www.firefly-homes.co.uk

01892 838363



The Laurel, 4, Beechwood Close, East Peckham, Kent, TN12 5BF

We are delighted to present a family home located in a highly desirable close of five homes, built by Fernham Homes in 2012 to a high specification. Offering an exceptional plot size of 0.21 acres with a southerly orientation. Well balanced accommodation set out over three floors. The interior features stylish decor throughout, to include three receptions, a superb family kitchen/dining room of open-plan design, leading into an open plan conservatory. Five double bedrooms, master bedroom and the guest bedroom both offer en-suite facilities. To the rear, an L-shaped garden and a substantial workshop unit offering excellent potential for use as a gym, hobbies room, or a dedicated work-from-home space. Car port and off road parking.



3,150 sq ft inc. workshop
5 Bedrooms
Extensive rear garden
EPC - awaited

3 Receptions
2 En-suite
Large conservatory
Council tax 'G'

£875,000 Freehold



The Laurel, 4, Beechwood Close, East Peckham, Kent, TN12 5BF

LOCATION

Nestled in a private cul de sac of five properties on the fringes of East Peckham village, offering shopping for everyday needs to include village stores, Post Office facilities, Butchers, a Chemist, a Co-op store in the village centre and a Co-op petrol station/supermarket. Local wine bar. East Peckham Village Primary School. Numerous rural walks across surrounding orchards. Paddock Wood, approximately 3.7 miles distance offers a wider variety of shopping facilities including Barsley's Department Store, and Waitrose Supermarket, together with the Mainline station to London Charing Cross. Mascalls Academy in Paddock Wood has high ability teaching groups. The larger towns of Tunbridge Wells and Tonbridge are approximately 9 and 7 miles distance respectively offering a wider variety of grammar schools and shopping Facilities.

FRONT

A private drive leads from the main road to a hamlet of five individual properties. Attractive arched window of distinction sets this property apart. Storm canopy porch to the front, and carport accompanied with additional parking.

ENTRANCE HALL

A spacious hallway with a light-reflecting tile floor and a composite front door with inset glass. Turned stairs with fitted carpet lead to the first floor, offering under stairs storage space. Wall-mounted thermostat, smoke detector (not tested) and a radiator and doors to principal rooms.

FAMILY ROOM/RECEPTION

A versatile room with two stylish double glazed windows offering fitted blinds, radiator and carpet as fitted.

STUDY

Offering two double glazed windows to the front, under stairs storage cupboard, carpet and radiator.

CLOAKROOM

Cloakroom features automatic lighting upon entry. Close coupled, low level W.C., washbasin set into a contemporary cupboard. Complementary tiling to the walls, and continuation of tiled flooring from the hall. Spotlights are fitted to the ceiling, and radiator.

SITTING ROOM

A double aspect family room offering double glazed casement doors leading into the beautiful conservatory. Complementary double glazed windows to either side of the doors. Further window to the side of this room engaging natural light. Wood-burning stove, set in a stone surround, this is a focal point of the room, perfect for cosy evenings. Two radiators, fitted carpet, and convenient under stairs storage. Down lights to the ceiling.

KITCHEN/BREAKFAST ROOM

The kitchen features a stylish combination of base and wall mounted units in a contemporary colour scheme. Offering a well equipped kitchen, inset one and a half bowl sink, double glazed window, five ring gas hob with a splash back and extractor fan above. Integrated appliances to include two built ovens, a built-in microwave, a large fridge/freezer and a dishwasher. Breakfast bar, space for table and chairs. Attractive tiling to the walls, and light reflecting floor tiles leading out to the large open aspect conservatory.

CONSERVATORY

A beautiful conservatory, currently used as a dining area, offering views of the large south-facing garden. This versatile living area features double glazed windows and doors, sun reflective glass to the roof panels. A continuation of the tiled floor from the kitchen.

FIRST FLOOR LANDING

A spacious landing offering - airing cupboard housing a hot water tank.

MASTER BEDROOM

A beautiful arched window sets this room apart, offering an abundance of natural light and a further double glazed window to the side. Stylish decor, to include fitted wardrobes spanning one wall, radiator and carpet as fitted.

Ensuite

Features a double shower cubicle with tiling, a close coupled low-level toilet, a suspended washbasin, a heated towel rail/radiator, tiled flooring, and downlights to the ceiling.

BEDROOM 3

Front. Two double glazed windows, a fitted double wardrobe, radiator and neutral carpet.

Bathroom

Offering a white suite comprising a panel bath, double shower cubicle, close couple low level w.c., localised tiling, washbasin set into contemporary cupboard, heated towel rail radiator, tiled floor, downlights to the ceiling and a heated towel rail radiator.

BEDROOM 2

Situated to the rear taking full advantage of the garden views, from two double glazed windows, soft focus decor, radiator and carpet as fitted.

BEDROOM 4

Located at the rear taking full advantage of the garden views, two double glazed windows, neutral decor, radiator and carpet as fitted.

SECOND FLOOR LANDING

BEDROOM 5

This spacious room beautifully complements the first floor bedrooms. Featuring a double glazed dormer window, radiator and fitted carpet. The room is decorated in neutral tones and includes a door to the en-suite shower room, as well as an additional door leading to an extensive walk-in storage cupboard.

ENSUITE

Double shower cubicle (tiled), close coupled low level w.c., suspended washbasin, heated towel rail/radiator, tiling to the floor, and a roof light tunnel bringing natural light to this room.

REAR GARDEN

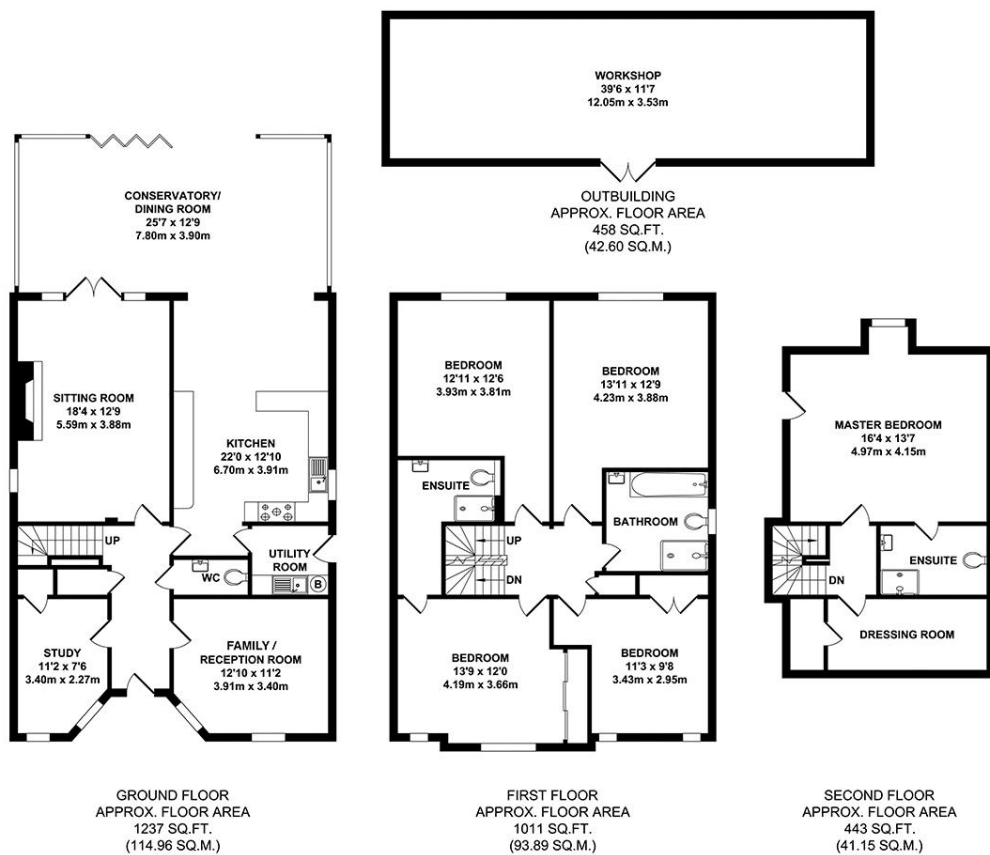
Offering a large, secluded family garden of L-shape design with a desirable southerly orientation. Principally laid to lawn, offering attractive border shrubs and mature trees. At the rear of the garden is a spacious storage unit, which could create space for a hobbies room or a dedicated work-from-home area. Well stocked vegetable beds. The patio area offers an excellent space for outdoor dining during the summer months with a contemporary fixed pergola. Side access to the front of the property.

CAR PORT

Covered car port with domestic power supply

SPECIFICATION

Built by Fernham Homes. Conservatory - part of the original build. Electricity Smart Meter installed. Private road. Gas central Heating to a system of radiators. Mains drainage.



TOTAL APPROX. FLOOR AREA 3150 SQ.FT. (292.60 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- Smart meters
- How this affects your energy bills
- Impact on the environment
- Steps you could take to save energy
- Who to contact about this certificate
- Other certificates for this property

Share this certificate

- Email
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4 Beechwood Close
East Peckham
TONBRIDGE
TN12 5BF

Energy rating

C

Valid until

6 July 2035

Certificate number

0310-2073-6530-2405-8261

Property type	Detached house
Total floor area	276 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Very good
Roof	Roof room(s), insulated (assumed)	Good
Window	High performance glazing	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Good lighting efficiency	Good
Floor	Suspended, insulated (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 103 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter](#)

How this affects your energy bills

An average household would need to spend **£1,884 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 17,170 kWh per year for heating
- 2,775 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	4.7 tonnes of CO ₂
This property's potential production	4.3 tonnes of CO ₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

► [Do I need to follow these steps in order?](#)

Step 1: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£8,000 - £10,000
Typical yearly saving	£282
Potential rating after completing step 1	80 C

Step 2: Wind turbine

Typical installation cost	£5,000 - £20,000
Typical yearly saving	£712
Potential rating after completing steps 1 and 2	86 B

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Richard Hunter
Telephone	0752 5940085
Email	stlegerenergy@gmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/004871
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	7 July 2025
Date of certificate	7 July 2025
Type of assessment	► RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number [9096-3881-6704-9999-6461](#)

Expired on 31 May 2022



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Viewing

Please call us on 01892 838363 to make an appointment.

Council tax banding. We have by law stated the council tax for this property in the details. However, if the property has been extended is liable to increase upon completion and we strongly recommend if this is a concern you contact the relevant council.

Firefly Homes Kent Limited

93 Commercial Road, Paddock Wood, Kent TN12 6DS

Tel: 01892 838363

Email: carol@firefly-homes.co.uk

Web: www.firefly-homes.co.uk

Disclaimer

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Firefly Homes Kent Ltd Registered Company 9050482

Registered Address: DMB Law, The Old Bat and Ball, St Johns Hill, Sevenoaks, TN13 3PF

Firefly Property Services (Lettings): Company registration 10169101

Registered address 31 Stephenson Drive, East Grinstead, RH19 4BG

