



72 Bush Road, East Peckham, Tonbridge, TN12 5LL

Asking price £950,000

Jack Charles  
Estate Agents

Sales & Lettings

72 Bush Road,  
East Peckham,  
Tonbridge,  
TN12 5LL

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Detached family Home
- 3 / 4 Bedrooms
- Great Versatility
- Kitchen / Breakfast Room
- 4 Reception Areas
- Stunning Views
- 0.38 Acre Plot & Gardens
- Detached Car Barn
- Ample Parking
- Surrounded By Farmland



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## To Be Sold

Jack Charles are delighted to offer for sale this charming 3 / 4 bedroom detached home, tucked along a peaceful country lane in a beautiful countryside setting. The property combines character and modern living perfectly, having been thoughtfully extended and updated over the years to provide generous and versatile accommodation.

The ground floor comprises a welcoming entrance hall leading to a bright sun room, currently used as a dining area. There is a comfortable sitting room with a striking floor to ceiling brick chimney breast and lovely views over the rear garden. A further sitting room provides additional living space and could also be used as a fourth bedroom. The stylish fitted kitchen opens into a breakfast and dining area, creating a great space for family life. A utility room and cloakroom complete the accommodation on this level.

To the first floor there are three well proportioned double bedrooms and a spacious family bathroom. We believe, given the two staircases providing access to the first floor, there is potential to modify the layout to incorporate a small section of one of the front bedrooms to create a second bathroom, or alternatively to adapt the existing shower room into an additional bedroom due to its generous size.

## Outside

The plot extends to approximately 0.38 of an acre. The rear garden is a real feature of the property, beautifully maintained and mainly laid to lawn with a variety of fruit trees and a large brick terrace. There is also a delightful summer house and a recently installed cabin or studio with power connected, providing an ideal space for home working or creative pursuits.

To the front, the property offers extensive off road parking for several vehicles and access to a detached double car barn which is open to the rear and arranged as two single bays.

## East Peckham

Situated in the heart of East Peckham village, with shopping for every day needs to include village stores, Post Office facilities, Butchers, Chemist, Bakers and two pubs within walking distance as well as a cafe and wine bar, East Peckham village Primary School. Paddock Wood, approximately 2 miles distant offers a wider variety of shopping facilities to include Barsley's Department Store, Waitrose Supermarket, together with Main line 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 distant respectively offering a wider variety of Grammar Schools and Shopping Facilities.



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	69
(55-68) D	
(39-54) E	53
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	







