



Smithers Lane

East Peckham TN12 5HR

Offers Over £350,000



COUNTRY HOMES

East Peckham TN12 5HR

A fine example of a Grade II Listed English Cottage situated on the outskirts of the sought after village of East Peckham but also only a short drive away from Tonbridge and Paddock Wood both with main line stations and shops.

Once inside this character home you will soon realise that despite being an older property there is real balance of period charm and functionality, with all modern conveniences catered for. As you can see from the floor plan and photos the accommodation is bright, spacious and is offered in excellent decorative order throughout and measures just under 900 square feet.

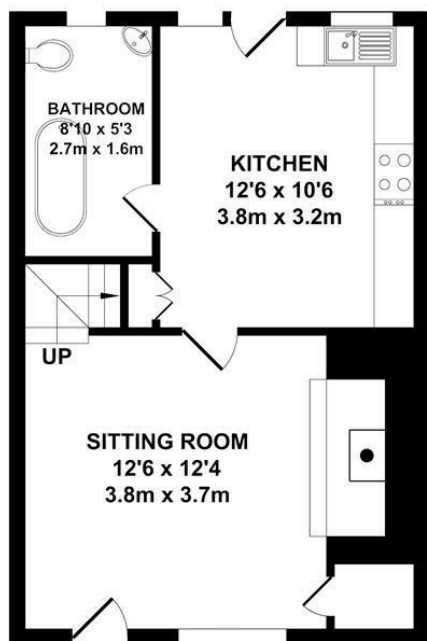
The property offers two good size bedrooms, with the master bedroom having a stunning vaulted ceiling with storage into the eaves. To the ground floor you will find spacious living accommodation including, a large reception which is well presented by the current owner. The room has lots of character including beams and feature fireplace with log burning stove. Just off the reception you will find a good size kitchen/diner with lots of ceiling height and has been fitted in a style to keep the charm of the property. Just like the kitchen the bathroom is located on the ground floor. This has been modernized by the current owner and keeps the style of the home.

The lovely garden is a great size for the style of home. Ideal for entertaining or a blank canvas for those budding gardeners. In the garden is a large glazed summer house with power and lighting.

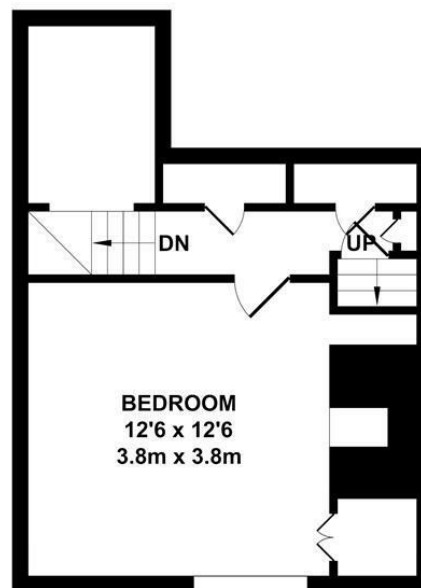
Early viewing is advised to avoid disappointment, call now to view!

- Grade two listed character home
- Popular village location
- End of terrace
- Two double bedrooms
- Kitchen/diner
- Lounge with Inglenook fire place and stove
- Great size garden with summer house
- Viewing recommended

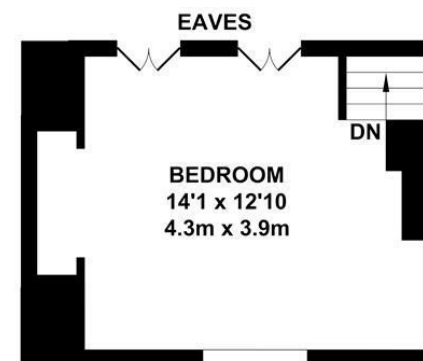




GROUND FLOOR
APPROX. FLOOR AREA
401 SQ.FT.
(37.24 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
304 SQ.FT.
(28.25 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
183 SQ.FT.
(16.99 SQ.M.)

TOTAL APPROX. FLOOR AREA 888 SQ.FT. (82.48 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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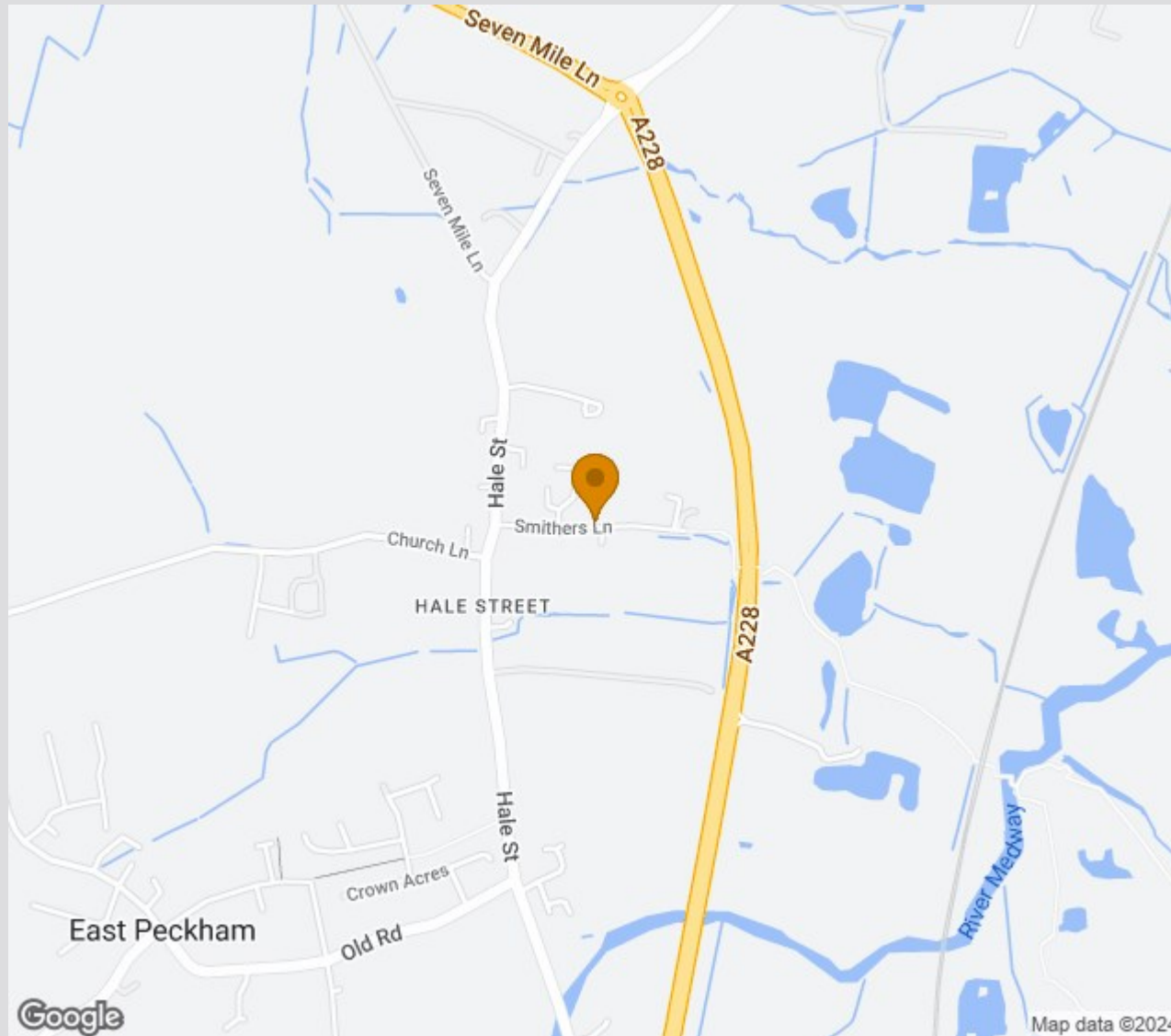




Location Map

Tenure: Freehold

Council tax band: C



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TO VIEW CONTACT:

01892 838 080

countryhomes@khp.me

www.khp.me

rightmove 