



27 Smithers Lane, East Peckham, Kent, TN12 5HR

GUIDE PRICE: £300,000-£325,000
EPC RATING: D





Believed to have been constructed in the seventeenth century this wonderful cottage offers period character abounds, with exposed beams and open fireplaces. The kitchen has been designed to compliment the property & has solid oak finishes with marble worksurfaces. The bathroom enjoys a suite of traditional styling including a roll topped 'slipper' bath & a high level cistern. Externally the court yard garden leads via passageway to a simply wonderful additional larger garden area, and at its heart an impressive detached Summer House. Situated in the heart of East Peckham village, with shopping for every day needs to include village stores, Post Office facilities, Butchers, Chemist, Doctors Surgery, 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. Please contact the Period Homes office to arrange a viewing.

Freehold
EPC: D
Council tax: C
Full Fibre Broadband Not Yet Available



- 2 BEDROOM CHARACTERFUL COTTAGE
- SITTING ROOM WITH INGLENOOK FIREPLACE
- APPOINTED OVER 3 FLOORS

- VILLAGE LOCATION
- LARGE SECRET GARDEN
- GRADE II LISTED

PHTH2091

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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