



Bullen Cottage, 124 Addlestead Road, East Peckham, Kent TN12 5NN
Guide Price: £780,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Delightful Detached Period Thatched Cottage
- *Grade II Listed
- *Situating on a Prominent Corner Position
- *Abundance of Character & Charm
- *Three/Four Bedrooms
- *Rural Views over Kent Countryside
- *Sympathetically Restored
- *Sitting Room with Impressive Inglenook Fireplace
- *Kitchen & Separate Dining Room
- *Ground Floor Study/Bedroom Four
- *Ground Floor Shower Room
- *First Floor Bathroom
- *Driveway & Detached Garage
- *Beautifully Designed Ornamental Garden

Description

A unique opportunity to acquire this delightful, detached Grade II listed thatched cottage, believed to date to the 16th Century with later additions. Bullen Cottage occupies a prominent corner position with stunning ornamental garden and lovely views over the Kent countryside, offering versatile accommodation, this sympathetically restored home combines a wealth of period features with modern comforts.

Accommodation

- This delightful cottage is approached via a pedestrian gate with brick pathway leading through a gate to the front entrance timber porch. Original heavy oak door opening to the welcoming entrance hallway with stairs rising to the first floor and stone flooring.
- Dual aspect sitting room, impressive inglenook brick fireplace with a bressummer beam over, exposed beams, display shelving with concealed cupboard to recess housing heating controls, wall light points and oak flooring.
- A pretty latch door off the sitting room leads to the ground floor home office or bedroom four, flooded with light from a skylight window, vaulted ceiling, small loft hatch and central beam, concealed wall safe and stripped wooden flooring. A further door leads to the ground floor shower room comprising a fully tiled walk in shower enclosure, vanity unit with basin and concealed cistern toilet. Cupboard housing Daiken air source heat pump, space for washing machine and Amtico flooring.
- Kitchen with a delightful dual aspect overlooking the gardens, fitted with a comprehensive range of wall mounted cabinets and base units of cupboards and drawers with smart contrasting granite worktops incorporating under counter sink with draining grooves. Appliances include an induction hob with extractor over, Hotpoint oven and integrated Liebherr full height fridge with a space for a dishwasher. Inset lighting and tiled flooring.
- Also off the hallway is the dual aspect dining room extension enjoying oak flooring, windows and side door, as well as bi-folding doors opening to the terrace, ideal for summer entertaining.
- The character continues on the first floor with an abundance of exposed wall and ceiling beams, wooden latch doors, diamond leaded light windows and heavy oak flooring. The main bedroom is dual aspect, and a latch door leads to the second bedroom a bright triple aspect room with pretty disused fireplace, currently utilised as a dressing room. Third single bedroom with pretty papered wall, vaulted ceiling and painted wall panels and beams.
- A bathroom completes the first floor accommodation comprising panelled bath with attractive metro tiled splashback and wall mounted shower with curtain and rail, close coupled toilet and corner vanity unit with basin.



- The property also benefits from a detached single garage and gravel driveway providing ample parking. Pitched roof garage with double timber doors to front, space for tumble dryer and freezer, power, light, window and personal door to side.
- Access via a wrought iron gate to the side provides access to the stunning rear garden. Beautifully landscaped and tended cottage country garden with yew manicured topiary, an abundance of herbaceous beds, magnolia, camelia, spring planting and large expanse of lawn with high laurel hedged boundaries. Brick paved terrace and pathways meander through the garden with further stone terrace providing seating ideal for relaxing summer afternoons and al fresco dining. Greenhouse, garden shed, log store, external tap and external lighting. To the side, post and rail fencing and a gate takes you over a stream via a charming wooden bridge to an additional area of lawned garden with laurel hedging and lovely views to the front over pear orchards.
- Services & Points of Note: Mains water, electricity and drainage. Air Source heat pump heating system. Intruder alarm system including garage.
- Council Tax Band: E – Tonbridge & Malling Council
- EPC: Exempt – Grade II Listed

Situation

Bullen cottage is situated on Addlestone Road within the Bullen corner conservation area on the outskirts of East Peckham village and is the oldest surviving structure in this historic hamlet representing rural Kentish architecture, characterised by its timber framing and thatched roof. East Peckham is a residential village within the Kent countryside and caters for everyday needs including village stores, Post Office facilities, Butchers, Chemist, Bakers, two pubs, café, wine bar and village Primary School. Nearby Paddock Wood offers a wider variety of shopping facilities to include Barsley's Department Store, Waitrose Supermarket, together with Main line station to London Charing Cross and Mascalls Academy. The larger towns of Tunbridge Wells, Tonbridge and Maidstone offer a wider variety of Grammar Schools and Shopping Facilities.



Viewing Strictly By Appointment

01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk

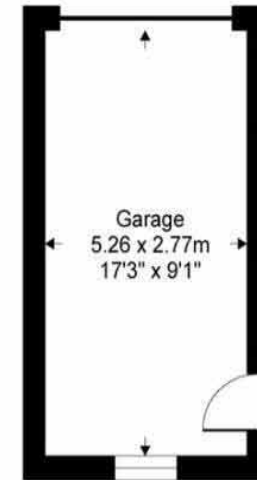
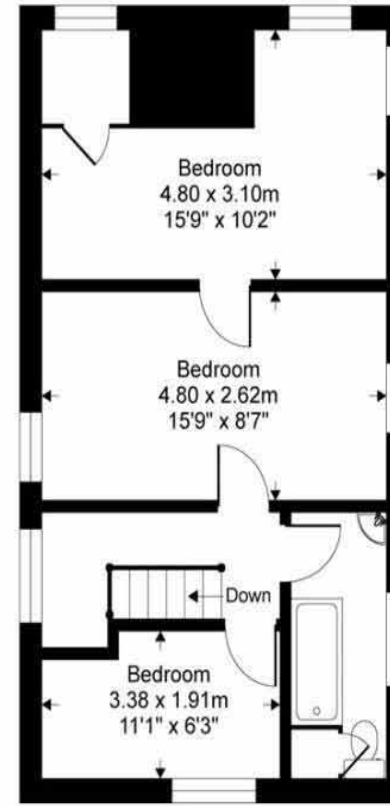
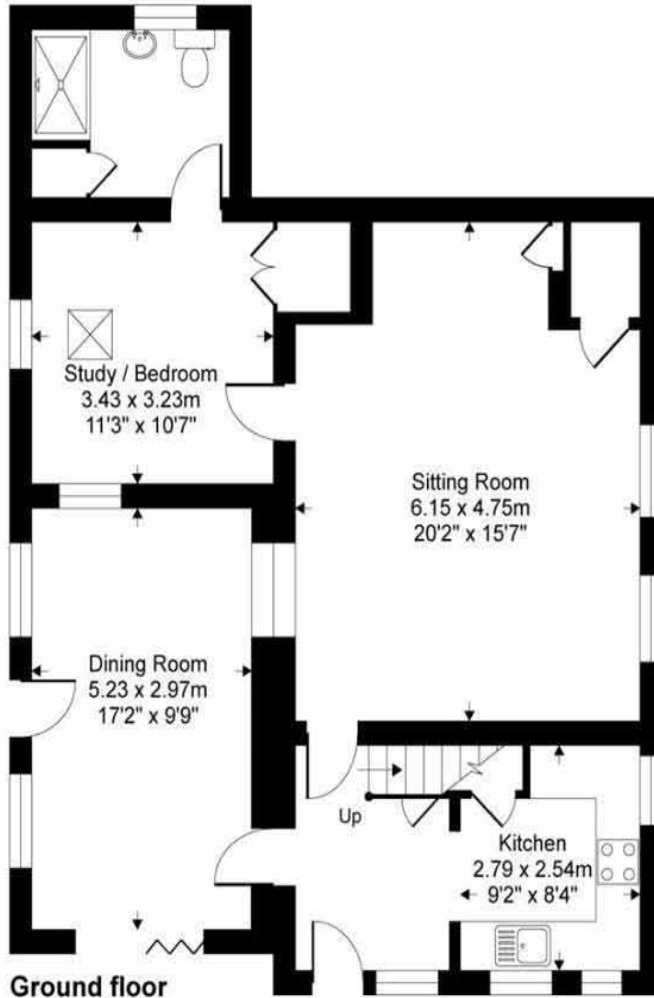
Bullen Cottage, East Peckham

Gross internal floor area (approx):

142.5 sq m / 1534 sq ft (Includes Garage)

For Identification only - Not to scale

Niche Communications



James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205

