The Long Arm, 440 Bullen Lane, East Peckham, Tonbridge, Kent, TN12 5LP

Guide Price £1,300,000 - £1,400,000

Jack Charles
Estate Agents

Sales & Lettings

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.

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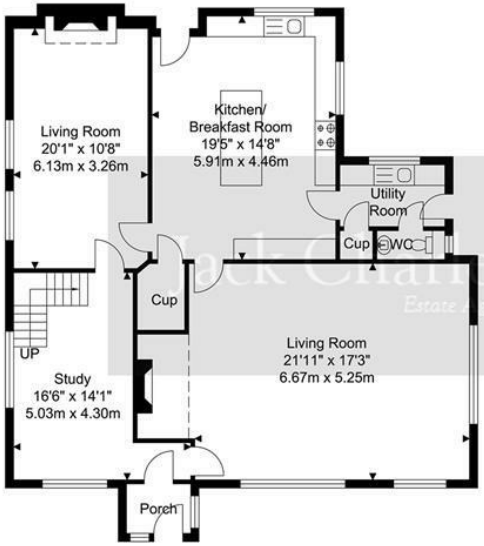
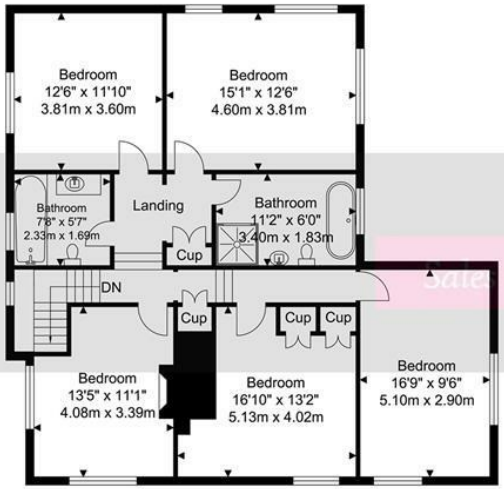
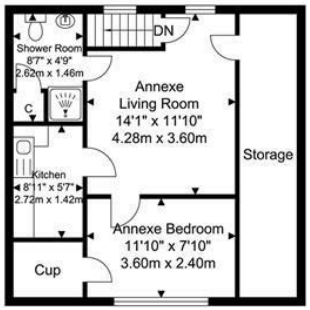
- Five Double Bedrooms
- Two Bathrooms
- One Bedroom Annexe
- Three reception Rooms
- Kitchen
- Utility Room
- 0.7 Acre of stunning gardens
- Double Garage & Drive
- Convenient but peaceful location
- Wealth of character and period features



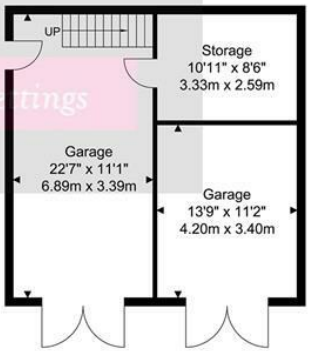
Ground Floor
Approximate Floor Area
1212.23 SQ.FT.
(112.62 SQ.M.)



First Floor
Approximate Floor Area
1155.39 SQ.FT.
(107.34 SQ.M.)



Garage First Floor
Approximate Floor Area
510.96 SQ.FT.
(47.47 SQ.M.)



Garage Ground Floor
Approximate Floor Area
510.96 SQ.FT.
(47.47 SQ.M.)

TOTAL APPROX FLOOR AREA 3389.55 SQ.FT. (314.90 SQ. M.)
For Identification Purposes Only.

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To Be Sold

Jack Charles are delighted to be appointed agents for the sale of this exquisite five double bedroom detached Grade II Listed property some of which dates back to the 16th century. The Long Arm is situated in Peckham Bush between the villages of Hadlow and East Peckham. The property has a wealth of period features which include multi-paned windows, panelled oak doors, a wealth of exposed timbers and beams, oak flooring to the reception hall, drawing and dining rooms. This is complemented by a modern and stylish kitchen with limestone flooring and white stone worktops plus two contemporary bathrooms with baths and showers. There is also the benefit of a large detached double garage with one bedroom annexe above and an attractive summerhouse with light and heating both offering possibilities for use as offices or accommodation. The house is surrounded by a very private and easily maintained garden consisting of a large area of grass and several fine specimen trees. Bordered by evergreen hedges the garden is completely fenced and secure for children and pets. Internally the accommodation comprises entrance lobby, three reception rooms, a double aspect drawing room with fine inglenook fireplace with wood burner, dining room with second inglenook and open fire, and reception hall/study, all providing ideal areas for entertaining. The kitchen/breakfast room overlooks the garden and has a central island, a dark blue electric Aga, integrated Miele dishwasher, Bosch American style fridge/freezer and a walk in larder. Next door is a utility room with butler sink and plumbing for washing machine and tumble dryer leading to a downstairs cloakroom. Both kitchen and utility room have stable doors. To the first floor are five double bedrooms. The master bedroom has a vaulted ceiling and a wonderful aspect over the garden whilst the main guest bedroom has spectacular beams. There are also two separate bathrooms, one next to the master bedroom.

Outside

The Long Arm is approached by a five bar gate and long gravel driveway. There is ample parking space for several cars . The garden backs onto orchard land and is completely level consisting of two landscaped mainly shrub borders and large areas of grass (currently easily maintained with a robotic lawn mower). The house is surrounded by a spacious paved terrace with plenty of space for outside entertaining. The summer house too has its own terrace to catch the afternoon sun. The detached outbuilding comprises two single garages and a ground floor storage with stairs leading to a first floor annexe with kitchen, sitting room, shower room and double bedroom with walk in cupboard, all forming potentially offices or further accommodation.

Location

The house is exceptionally well connected, being approximately 0.6m from the village of East Peckham which boasts two grocery shops, a pharmacy, pub, butcher, post office and county library. Doctors' surgeries are nearby at Hadlow, Paddock wood and Yalding. Tunbridge Wells Hospital, Pembury is 6m. Close by Paddock Wood (3.4 miles) and Tonbridge (6 Miles) both have Waitrose stores and more comprehensive shops, pubs and restaurants. Sevenoaks and Tunbridge Wells are 12m equidistant with a fine selection of shops, theatres and cinemas. There are several golf courses in the area at Poult Wood, Wildernesse and The London Club, West Malling, Tunbridge Wells, Wrotham Heath, Knole Park, and Sevenoaks.

Mainline Rail Services

Paddock Wood and Tonbridge to London Bridge and Charing Cross

Schools

There are a number of well regarded schools in the area, both state and private including primary schools at East Peckham, Paddock Wood, Hadlow and Tonbridge. Secondary state schools are Judd Boys Grammar in Tonbridge, Tonbridge Girls Grammar and Weald of Kent Girls Grammar School., Skinners School and Tunbridge Wells Boys and Girls Grammar Schools. In the private sector there are preparatory schools at Somerhill , Hilden Oaks and Hilden Grange in Tonbridge. Secondary schools include Tonbridge School, Sevenoaks School, Kent College and
Walthamstow Hall

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