



Bullen Lane

Peckham Bush TN12 5LP

Guide Price £840,000



COUNTRY HOMES

Peckham Bush TN12 5LP

Dating back the original part of the house to 1580 is this former public house. Offered to the market for the first time for forty years. Set over three floors with an internal space over three thousand square feet of pure history but with modern every day conveniences. As soon as you walk through the front door the property offers great space and a wealth of period features including beams and fire places.

The accommodation is very versatile depending on your needs and include a large reception hallway, four further reception rooms, a large kitchen with walk in larder, four good size bedrooms and a family bathroom plus two shower rooms. As you can see from the floor plan there is potential for a self contained annex or a home office.

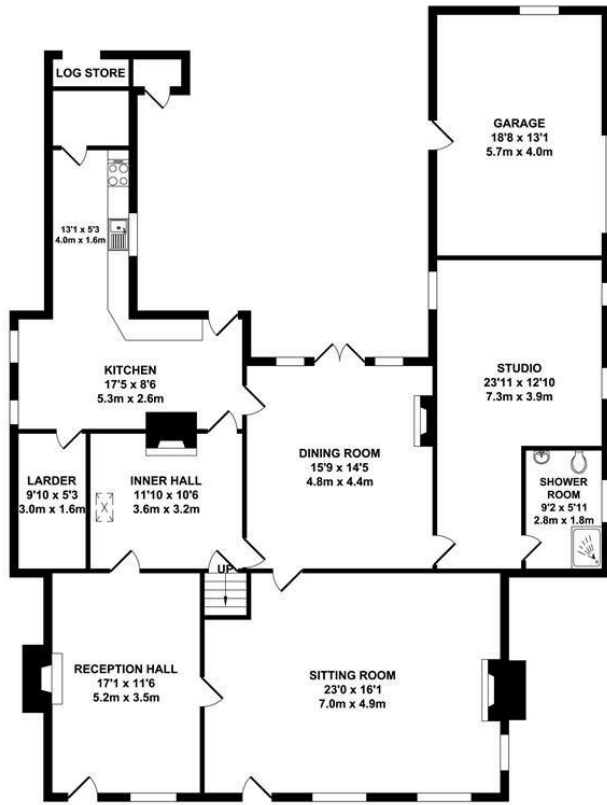
The garden is where this property really comes alive. Set on approximately an acre which wraps around the property. The current owner has put lots of care into the garden as you can see from the pictures. The garden has a non over looked aspect and backs onto farmers fields.

Set in a beautiful rural setting, located in the quiet hamlet of Peckham Bush within easy access to East Peckham village facilities and only a short drive from Paddock Wood where a main line station can be found with links to London Charing Cross and London bridge.

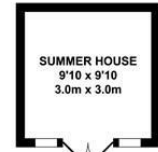
To fully appreciate the property a viewing is highly recommended.

- Character Property
- Measuring Over 3000 Square Feet
- Four Reception Rooms
- Large Kitchen With Walk-In Larder
- Four Bedrooms
- Three Bathrooms
- Garage
- Set On Acre Plot
- Ample Parking

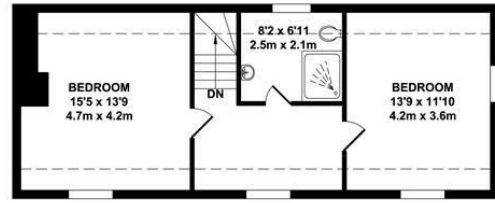




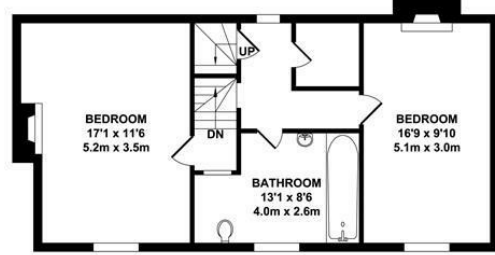
GROUND FLOOR
APPROX. FLOOR AREA
1867 SQ. FT.
(173.49 SQ. M)



SUMMER HOUSE
APPROX. FLOOR AREA
97 SQ. FT.
(9.00 SQ. M)



SECOND FLOOR
APPROX. FLOOR AREA
502 SQ. FT.
(46.62 SQ. M)



FIRST FLOOR
APPROX. FLOOR AREA
615 SQ. FT.
(57.16 SQ. M)

TOTAL APPROX. FLOOR AREA 3081 SQ.FT. (286.27 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 misstatement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		76
	C		
	D	53	
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

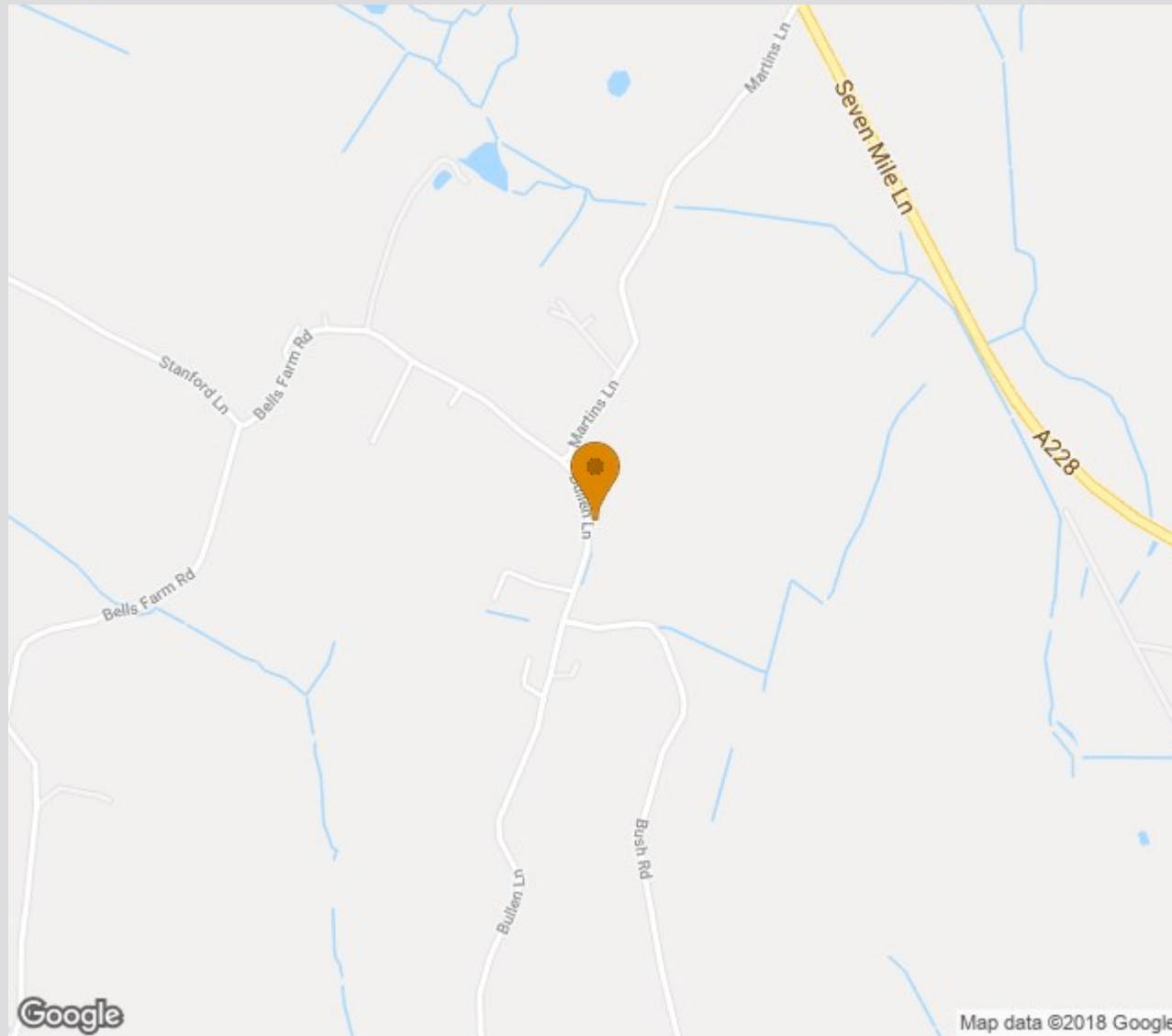
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COUNTRY HOMES





Location Map



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