



**Lambert
& Foster**



COURT LODGE FARM COTTAGES

THE GREEN | WEST PECKHAM

A rare opportunity to purchase a semi-detached country cottage situated in an enviable semi-rural location within this sought after village. In need of modernising throughout providing three bedrooms on the first floor with a sitting room, kitchen, shower room and cloakroom on the ground floor. Benefiting from a large plot providing off road parking with a detached garage and a southerly open aspect garden with the front and rear overlooking surrounding countryside. Within walking distance to the renowned local pub and only a short drive to a mainline railway station at Paddock Wood. Offered to the market with NO FORWARD CHAIN.

Guide Price £375,000

FREEHOLD



3 COURT LODGE FARM COTTAGES

THE GREEN | WEST PECKHAM | ME18 5JN

- A rare opportunity to purchase a semi-detached country cottage
- Situated in an enviable semi-rural location within this sought after village
- In need of modernising throughout providing three bedrooms
- Large plot providing front and rear gardens with open countryside aspects
- Off road parking with a detached garage and timber outbuilding
- Offered to the market with NO FORWARD CHAIN

GENERAL

Tenure: Freehold. **Services:** Electric heaters with mains, electricity, water supply and drainage services connected but not tested. **Local authority:** Tonbridge & Malling Council **Council tax:** Band D **EPC:** F (36)

Agents Note: Please be advised there is no mains gas to West Peckham village. Our vendor advises BT fibre broadband is available in the area but not currently connected to this property.

VIEWING

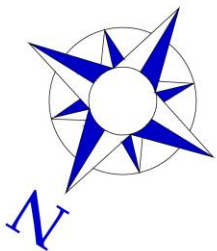
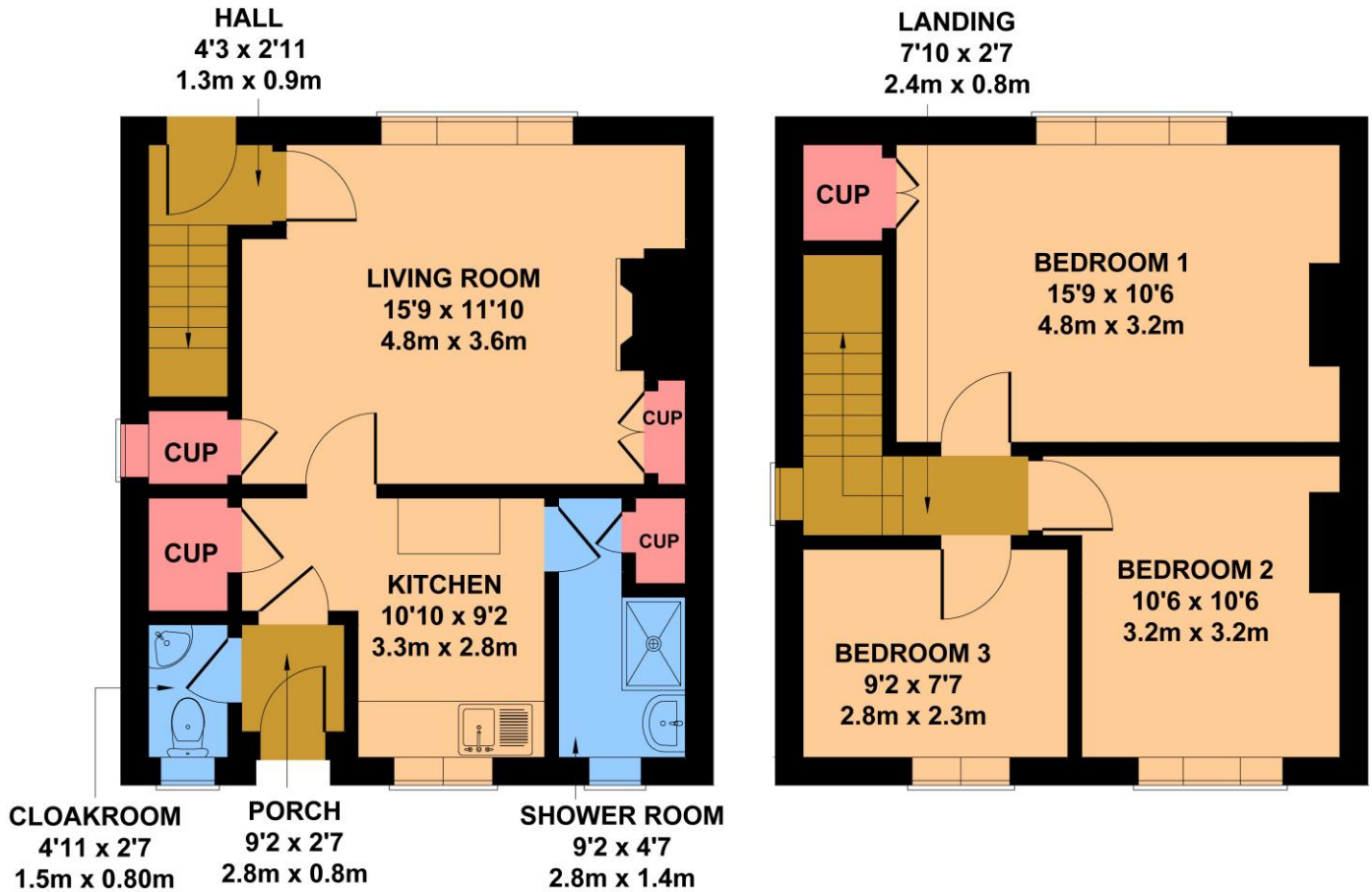
To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



GROUND FLOOR
APPROX. FLOOR
AREA 4.03 SQ.FT.
(37.4 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 407 SQ.FT.
(37.8 SQ.M.)

Not to Scale. Produced by The Plan Portal 2023
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PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

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Tel. 01892 832 325
77 Commercial Road,
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CRANBROOK, KENT
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