



Lambert & Foster



NIGHTINGALE COTTAGE

MARTINS LANE | EAST PECKHAM | KENT | TN12 5NB

An excellent opportunity to acquire a chain-free attractively positioned three-bedroom semi-detached home, set in a desirable semi-rural location in East Peckham. The property offers generously proportioned living and dining accommodation, a relatively modern kitchen, convenient cloakroom, three well-sized bedrooms and a family bathroom.

Outside, the property benefits from a useful outbuilding, driveway and garden extending roughly to two acres of land, providing a wonderful sense of space and privacy. With the surrounding towns and villages just a short drive away, the property enjoys an appealing balance of rural tranquillity and convenient access to local amenities. The home also enjoys attractive views overlooking the surrounding fields.

Guide Price £600,000 - £650,000





NIGHTINGALE COTTAGE

MARTINS LANE , EAST PECKHAM, KENT, TN12 5NB

- Offered with No Onward Chain
- Well-sized 3 bedroomed property
- Driveway for several vehicles
- Situated in 2 acres of land
- Views over fields
- Short drive away from local town centres such as East Peckham, Hadlow, and Paddock Wood.

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///chap.shins.middle

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Private Drainage **Heating:** Oil-fired central heating

BROADBAND: Standard and Ultrafast available

MOBILE COVERAGE: Good Outdoor and In-Home

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Maidstone Borough Council

COUNCIL TAX: Band E **EPC:** D (56)

COVENANTS: None Known

FLOOD & EROSION RISK: Property flood history: None

Rivers and the sea: Very Low **Surface Water:** Very Low

Reservoirs: Unlikely **Groundwater:** Unlikely

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under tiled roof



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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. 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 Digital Market, Competition and Consumers (DMCC) Act 2024, 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.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers. AML search fees will apply.

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

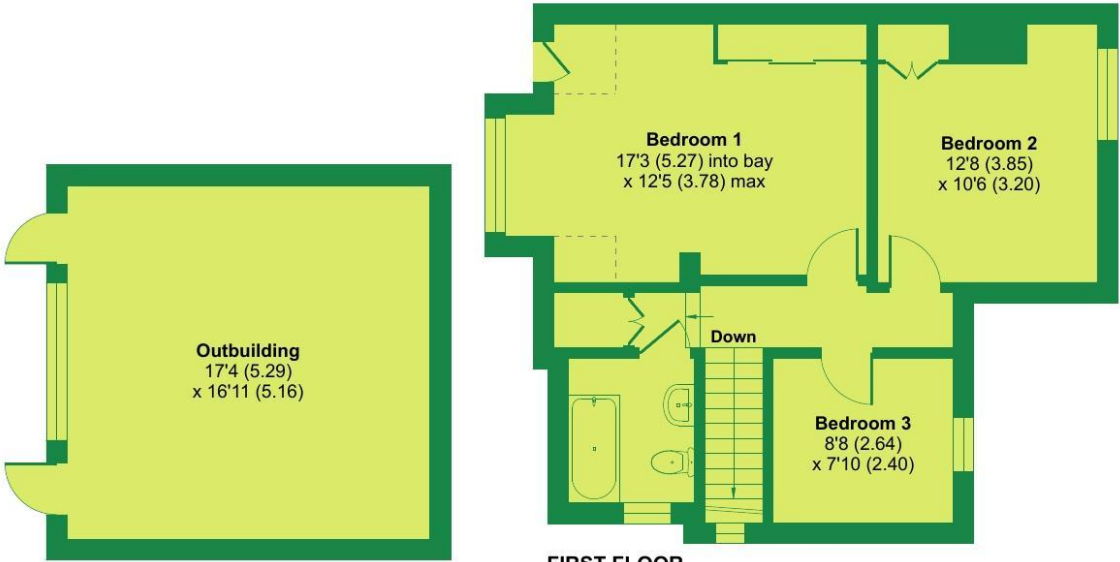
Nightingale Cottage, Martins Lane, East Peckham,
Tonbridge, TN12 5NB



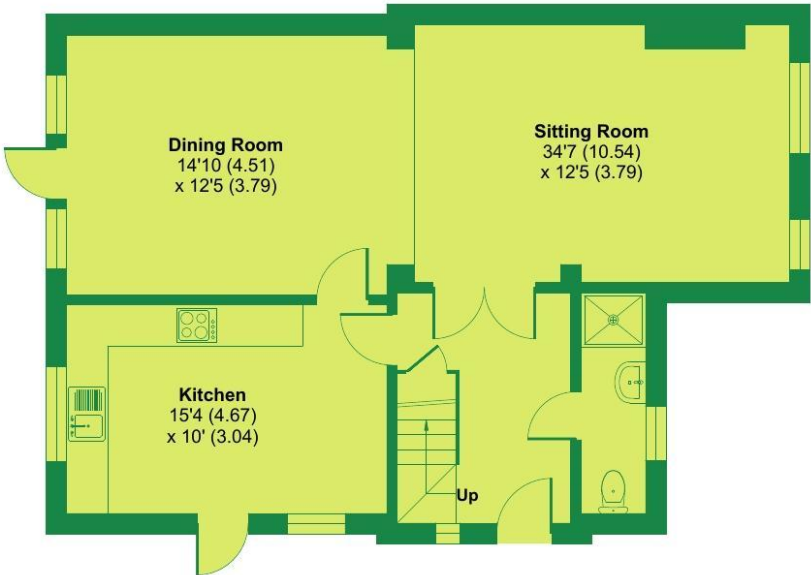
Denotes restricted
head height

Approximate Area = 1253 sq ft / 116.4 sq m
Limited Use Area(s) = 18 sq ft / 1.6 sq m
Outbuilding = 294 sq ft / 27.3 sq m
Total = 1565 sq ft / 145.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026.
Produced for Lambert and Foster Ltd. REF: 1511960