



Ibbett Mosely

Clements Cottage Forge Lane, West
Peckham, ME18 5JP



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This stunning opportunity to own a period detached home that has been greatly modernised and extended to offer spacious living in 0.75 acres of beautiful garden with extensive countryside views.

Positioned on the edge of West Peckham village with walking access to two vibrant country pubs and two vineyards the location is rarely found.

Guide Price £850,000 to £875,000

- Stunning Rural Detached Home on Edge of Thriving Village
- Approx. 0.75 acre private plot with Country Views
- Period Charm Originally from the 15th Century with Full Fibre Internet 130 mps FTTP
- Extended Kitchen Breakfast Room plus fully and Sympathetically Rewired in 2024
- Off Road Parking via Five Bar Gate to Multi Vehicle Drive
- Ground Floor Bedroom & Shower Room to Suit All Needs Plus Additional Luxury Bathroom
- No Onward Chain
- Mountain Bike , Riding and Walking Trails on Your Doorstep. Various Pubs, Tap Rooms, and Tasting Wineries
- Tonbridge & Malling Council Tax Band D
- Guide Price £850,000 to £875,000

Tucked away on a country lane on the edge of the picturesque village of West Peckham, this stunning period detached house on Forge Lane offers a unique blend of historical charm and modern convenience. Originally built in the 15th century, this property has been thoughtfully extended and modernised, preserving its period features while providing a comfortable living space for contemporary lifestyles.

Spanning an impressive 1,291 square feet, the house boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned bedrooms and two bathrooms, this home is ideal for families or those seeking extra space or downsizers. The property also benefits from ample parking for up to four vehicles, ensuring convenience for residents and visitors alike.

One of the standout features of this property is its idyllic location. Set within walking distance of the village centre, residents can easily access two charming pubs and a delightful winery, making it a perfect spot for socialising and enjoying the local community. The surrounding countryside offers a tranquil retreat, allowing you to experience rural bliss while still being close to essential amenities.

This property is offered with no onward chain, making it a rare opportunity for prospective buyers. With its rich history, modern updates, and prime location, this home is not to be missed. Whether you are looking for a family residence or a peaceful retreat, this Tudor gem on Forge Lane is sure to impress.

Description

Set off a rural lane just to the edge of the village of West Peckham is this stunning example of a 15th century home that has been sympathetically modernised to meet the current needs of family and individual buyers.

A private entrance via a five bar gate gives great parking for owners and visitors where you get just a glimpse of what is on offer. In true country style most enter via the back stable door into the extended kitchen breakfast room with shaker style modern fitted cupboards to both walls and space for a lovely breakfast table to look out over the half open door to the patio. A nice social connection to the dining room through a door way with additional storage you will notice the internal period charm starting to come to life. The clean lines of modern shutters to the windows are a great addition throughout the house. A period door leads back to the front of the house and the original entrance hallway with tiled floor and original timbers that were reused from decommissioned ships, the original recycling! Access from this welcoming hallway is given to the downstairs shower room. A further door leads to the main reception room. The wonderful inglenook fireplace is the main feature to this spacious room with its bread oven and fabulous wood burning stove. A further doorway leads out to the social patio that connects the rear of this home. A flexible room offers the option of a third bedroom or study combination for those looking for more bedroom space. It currently holds a good sized double bed and desk set up.

The first floor continues to ooze charm in every way with a modern twist, The main bedroom is a very good sized double with a bank of wardrobes to one wall giving plenty of storage space. The second bedroom is a good size to and offer views over the fabulous garden. A stylish modern bathroom serves both of these bedroom with a raised modern egg shaped bath mixed with exposed timbers.

The garden is one of the main events of this great property. An approx. 0.75 acres private plot with a mix of a large social patio connected to the house, orchard style tree planting grass connected walkways to pockets of privacy that give so many options to adapt and develop into the dream garden of your choice. Festoon lighting sits around the property offering alfresco socialising into the late hours.

The property is bordering farmland is a real gift to relax enjoy and take in the changing seasons. An ancient but functional well sits within the garden which was the former water supply for the whole village.

Location

Clements Cottage is located on the Greensands Way area of outstanding natural beauty and on the edge of the village of West Peckham which is a thriving and charming village clustered around a pretty village green, where cricket is played. St Dunstan's church in the village appears in the Domesday Book and dates back to the turn of the 11th century. There is a gastro pub which is village owned (The Swan) and a village hall. Also very nearby is the delightful Yotes Court Vineyard with its tasting cellar. Further tap rooms, quality pubs and restaurants are within reasonable walking distance.

Mereworth Woods nearby offers great Mountain bike trails, riding and walking as well as the Yotes Court vineyard offering marked out walking trails before finishing off with a glass of fabulous wine.

The area has excellent road and rail links from the M25, M20 and A21, which provide easy access to London, the Channel Tunnel and the international airports of Heathrow and Gatwick. Mainline rail services to London Bridge, Cannon Street, Waterloo East and Charing Cross operate from Tonbridge station (4.1 miles) with journey times from 30 minutes as well as West Malling & Borough Green stations (3 miles) providing mainline services to London Victoria and Charing Cross within journey times from 37 minutes.

There are numerous good schools in the area including Mereworth Primary School, Hilden Grange and Hilden Oaks in Tonbridge, together with the schools at Somerhill, the Weald of Kent, Skinners,

Walthamstow Hall, Tonbridge Girls Grammar, Judd School for Boys and Hayesbrook and Tonbridge Public School. Sevenoaks Preparatory, Sevenoaks School and New Beacon Preparatory are also nearby in Sevenoaks.

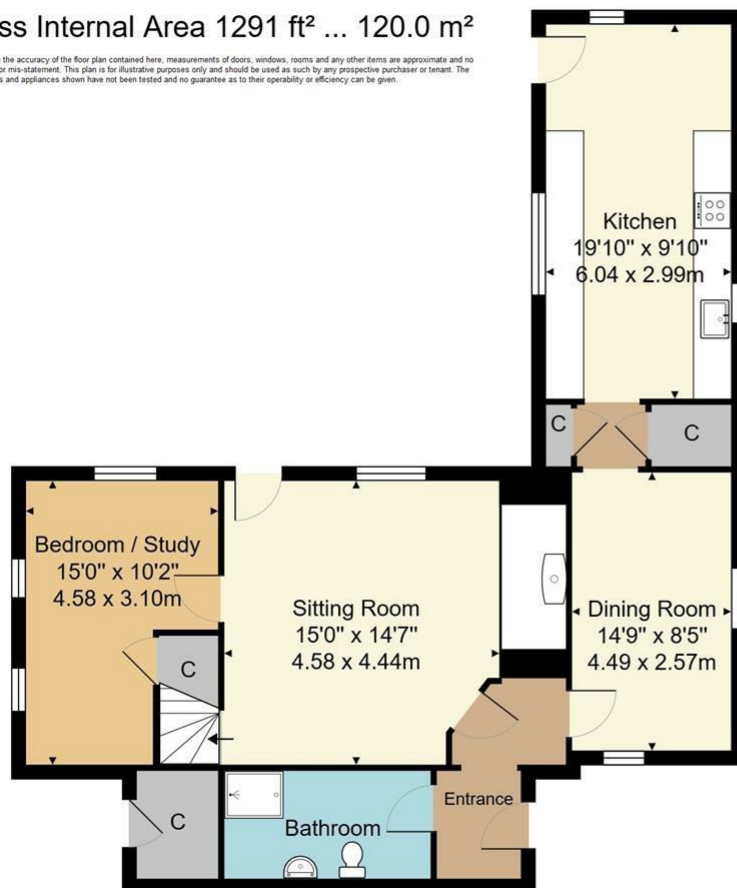
Sporting and recreational interests in the area are well served including golf at Nizels, Widernesse and Knole Park. Horse racing at Lingfield Park and Epsom Downs. There is an abundance of country walks and riding to be had in the surrounding countryside utilising the public foot and bridle paths.



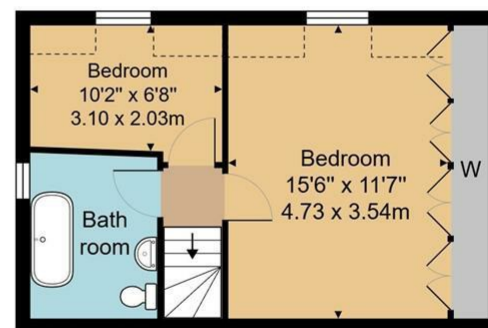
EPC Rating-

Approx. Gross Internal Area 1291 ft² ... 120.0 m²

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor



First Floor

Ibbett Mosely

West Malling 01732 842668

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