

# The Orchard

East Peckham, Tonbridge





# An extremely elegant, recently restored grade II listed Georgian seven bedroom family home, nestled on the outskirts of East Peckham, Kent.



## Summary of accommodation

### The House

**Ground floor:** Hall | Kitchen | Utility room | Dining room | Sitting room | Two reception rooms | Study | WC  
Annexe sitting room, kitchen and WC

**First floor:** Principal bedroom with en suite shower room and dressing room | Four further bedrooms  
Family bathroom | Snug | Annexe bedroom with en suite shower room | Terrace

### Outside

Double Garage | Workshop/gym | Garden sheds | Summerhouse | Swimming pool  
Pool plant room | Lawns | Terrace







## Situation

Times and distances are approximate.



Situated on the outskirts of East Peckham village, with shopping for every day needs, including the local village store, Post Office, Butchers, Chemist, Bakers and two pubs and East Peckham village Primary School within walking distance.



Paddock Wood, is approx. 2 miles away, offering a wider variety of shopping facilities including, Waitrose Supermarket, together with a main line station to London Charing Cross.



The larger towns of Tunbridge Wells, Tonbridge & Sevenoaks are not far away also providing a wider variety of grammar & private Schools.









## The Property

Welcome to The Orchard, a magnificent seven-bedroom detached Georgian house nestled within two acres of beautifully landscaped gardens. This exquisite property has undergone a meticulous top-to-bottom restoration, blending historic charm with modern luxury. On the ground floor, the home boasts spacious accommodation throughout, including a bespoke kitchen crafted by Plain English Kitchens joinery, a utility room, a beautiful formal dining room adjacent to the kitchen, featuring a traditional open fireplace, a formal double aspect drawing room to the front of the house, with another open fireplace, a family room/sitting room, an additional reception room/library, study and downstairs cloakroom. The annexe which is seamlessly accessed via the main house, also benefits from its own separate entrance, boasts its own sitting room/summer room and a well-appointed kitchen/breakfast room, fitted with modern appliances and a downstairs cloakroom.

Upstairs, the principal bedroom offers luxurious accommodation with a custom joinery fitted dressing room and an ensuite shower room adorned with exquisite book-matched marble. Four additional double bedrooms share a well-appointed family bathroom and a separate shower room. All bathrooms throughout the house have been finished with high-end Catchpole and Rye fixtures and fittings. The top floor of the annexe, which is accessed via the landing, provides a large double bedroom with an ensuite bathroom, its own snug area, and a fantastic roof terrace with stunning views over the gardens and pool beyond.









## Gardens and Grounds

The Orchard features an in-and-out driveway with electric front gates, a double garage, and parking for multiple vehicles. Additional amenities include a spacious workshop/gym, multiple garden sheds, and a charming summerhouse overlooking the pool. The property is set within two acres of mature, landscaped gardens. Recent renovations include all roofs being retiled and flat roofs replaced (except for the annexe). A new heating system, a complete electrical rewire, a fibre internet connection, Cat 5 security camera cabling, and internet access points throughout the property. The restoration also involved repairing the lathe and plaster by heritage craftsmen, repointing of the front and northern elevations, and meticulously restoring the sash windows by a window specialist. The Orchard is more than just a house; it is a testament to elegant living, combining the timeless elegance of Georgian architecture with the comforts of contemporary luxury. This fully restored masterpiece offers an unparalleled living experience in a picturesque rural setting.

## Property Information

**Tenure:** Freehold.

**Local Authority:** Tonbridge & Malling Borough Council

**Council Tax:** Band G

**EPC:** Exempt

**Viewing:** Strictly by appointment through Knight Frank.



**Approximate Gross Internal Floor Area**

Main House: 483.8 sq.m / 5,208 sq.ft

Cellar: 33.3 sq.m / 358 sq.ft

Outbuildings: 178.5 sq.m / 1,921 sq.ft

Total Area: 695.6 sq.m / 7,487 sq.ft

(Including Garage/Excluding Sheds)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated April 2024.

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