



LEIGH ROAD, HILDENBOROUGH

GUIDE PRICE: £1,150,000 - £1,250,000





# Leigh Road

Hildenborough,  
Tonbridge,  
Kent,  
TN11 9AG

**Entrance Hall – Sitting Room – Kitchen/Dining  
Room – Playroom – Study – Cloakroom – Three  
Bedrooms – Family Bathroom – Off Street Parking  
– Detached Barn**

**What an opportunity! A stunning detached house  
in a popular village on the outskirts of the vibrant  
Kentish market town of Tonbridge; spacious,  
stylish and with the unexpected bonus of a large  
detached barn with over 2000 sq. ft. awaiting  
personalisation.**

## SITUATION

Hildenborough is a popular village on the outskirts of the vibrant town of Tonbridge which offers an eclectic mixture of bars, restaurants, shops, an historic castle and of course Tonbridge train station. London can be reached via the nearby A21 by road and Hildenborough train station by rail. The local amenities include an 11 acre recreation ground, 10 acres of beautiful natural woodland and a village green surrounded by native trees and seating. There are five schools within a mile of the property and as well as the usual local shops, there is a weekly farmers market at St Johns Church Centre and the BP/Marks & Spencer for those out of hours last minute essentials.

## ENTRANCE HALL

Parquet flooring, radiator, under stairs cupboard, window to side.





### **PLAY ROOM**

Shuttered bay window, radiator, feature fireplace.

### **SITTING ROOM**

Double aspect with windows to side and doors to garden, radiator, brick built feature fireplace.

### **KITCHEN/DINING ROOM**

Tiled floor, part tiled walls, heated towel rail, radiator, triple aspect with windows to side and rear, doors to garden, range of eye and base level units with island unit incorporating bowl and a half single drainer stainless steel sink unit with mixer tap, built-in double oven and hob, integrated dishwasher, space for American style fridge freezer.

### **CLOAKROOM**

Window to side, feature radiator, low level W/C, wash hand basin with mixer tap and cupboard beneath, counter with cupboards and space and plumbing for washing machine beneath.

### **STUDY**

Double aspect with shuttered windows to front and further window to side, radiator.

### **FIRST FLOOR LANDING**

Deep storage cupboard, radiator.

### **BATHROOM**

Window, radiator, tiled walls and floor, heated towel rail, extractor fan, storage cupboard, low level W/C, shower cubicle, tile enclosed bath with mixer tap, wash hand basin with mixer tap and cupboards beneath.

### **BEDROOM**

Shuttered bay window, radiator, built-in wardrobes.

### **BEDROOM**

Double aspect with windows to side and doors to roof terrace, two radiators, dressing area with potential to convert to en-suite.



## BEDROOM

Roof lights, eaves storage and built-in wardrobes, radiator, heated towel rail.

## OUTSIDE

Driveway affording off street parking, gated access to gravelled driveway leading to barn, lawned rear garden with flower and shrub borders, decked terrace.

## BARN

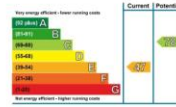
Integral garage, living accommodation awaits personalisation.

## TENURE

Freehold.

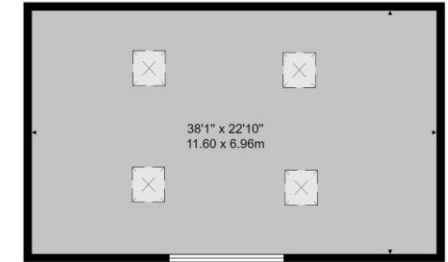
## VIEWING

By appointment only with Wood & Pilcher on 01732 351135.

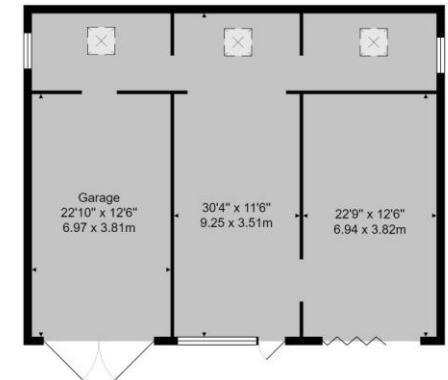


Ground Floor

First Floor



Barn First Floor



Barn Ground Floor

House Approx. Internal Floor Area 2053 sq. ft / 190.7 sq. m  
Barn Approx. Internal Floor Area 2036 sq. ft / 189.2 sq. m  
Approx Gross Internal Floor Area 4089 sq. ft / 379.9 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 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.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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