



Fairview Burton Avenue, Leigh, Tonbridge, Kent, TN11 9FB.

Offers in excess of £900,000

Jack Charles  
Estate Agents

Sales & Lettings

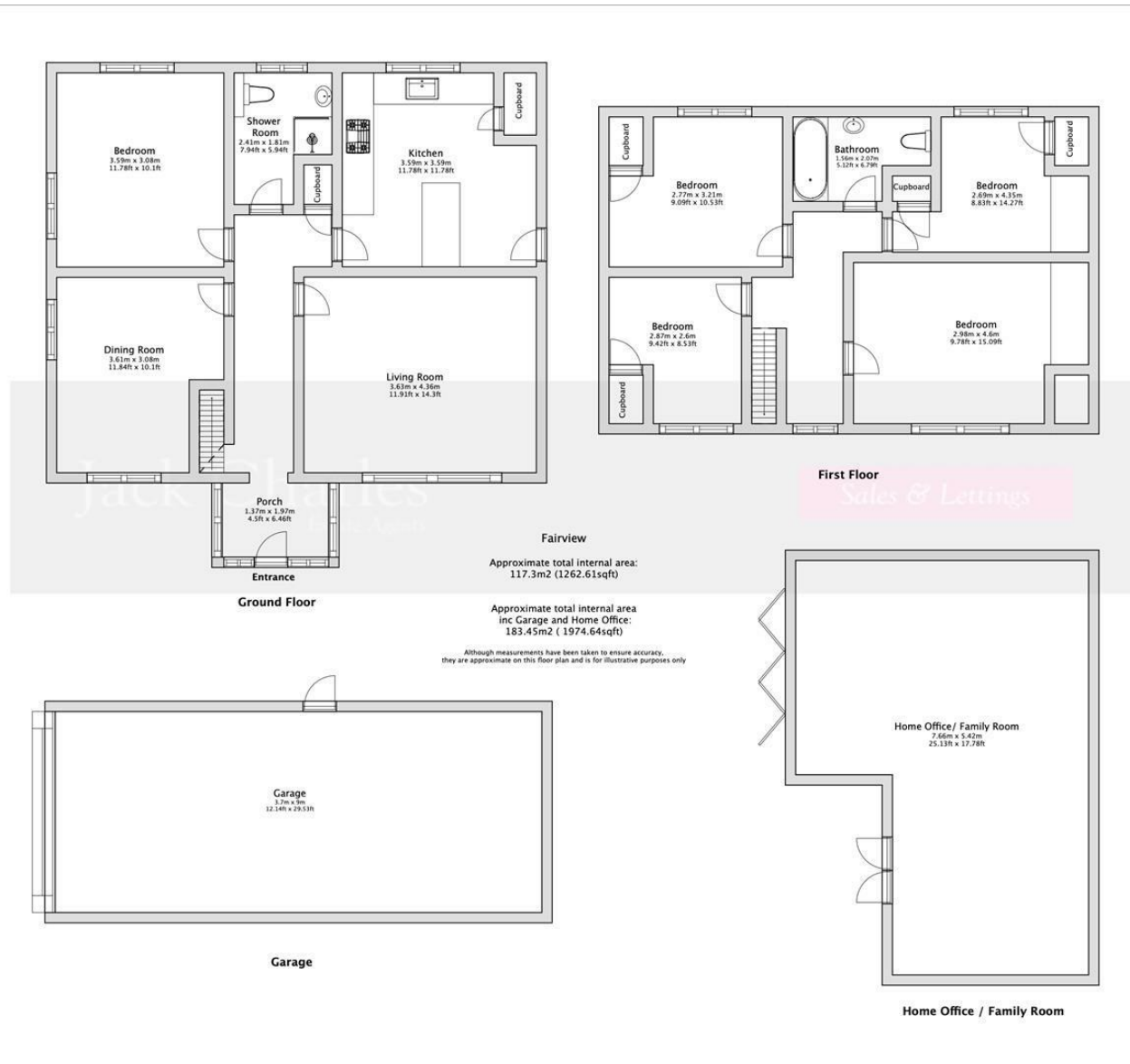


- Detached Family Home
- Two Bathrooms
- Large Plot

- Four / Five Bedrooms
- Substantial Home Office
- Garage

- Planning To Extend
- Ample Parking
- Popular Location

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## To Be Sold

Jack Charles are delighted to offer for sale this detached family home which has the benefit of planning permission to extend providing a magnificent property standing in its own grounds and gardens.

Internally the property is well presented and currently offers flexible accommodation with a sitting room, kitchen / breakfast room, dining room and a ground floor bedroom 5 & shower room. To the first floor there are four bedrooms and a family bathroom.

The plans are to extend the property to the right hand side, creating a very large, popular kitchen / family room, retaining the dining room and bedroom 5 and creating a utility room an cloakroom/wc.

To the first floor the plans provide three/ four bedrooms, two with ensuites and a family bathroom.

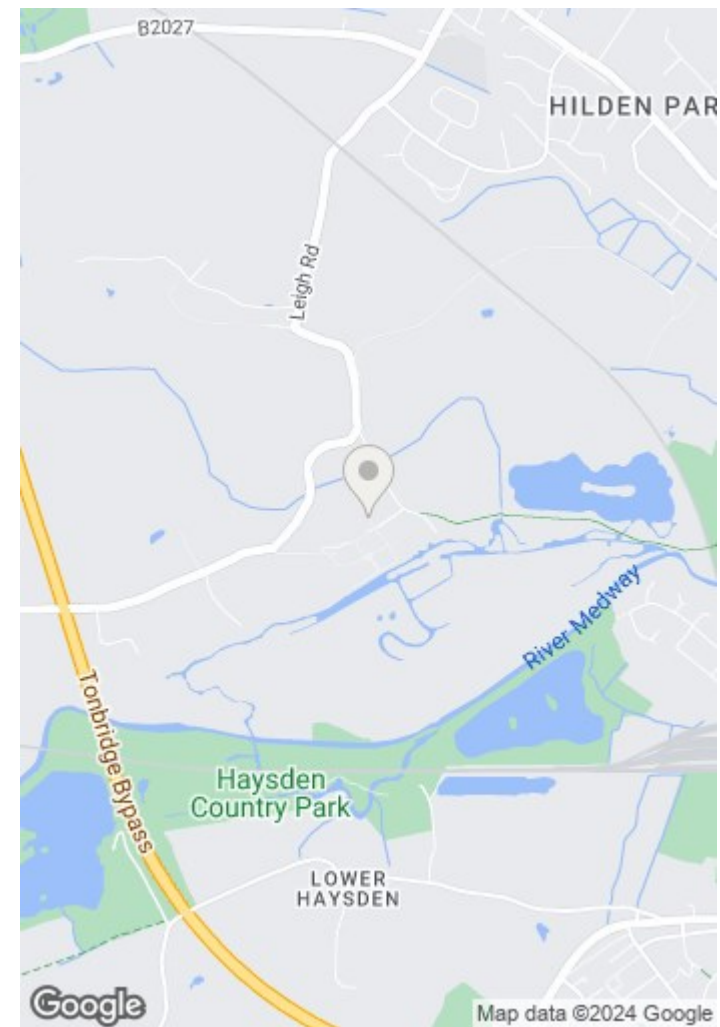
Outside the property stands in a very large plot with lawned gardens, paved seating area with a central fire pit, outdoor kitchen. There is also a substantial detached home office which is used brilliantly for entertaining and a home office. To the side of the office is a parking area accessed via wrought iron gates and a detached larger than average single garage.

Viewings are recommended.

## 1811 Powdermills

The property has direct access on foot or by bike to several country walks through to Tonbridge & the surrounding villages. It is located within picturesque Kent countryside, the sought-after village of Leigh has an active village community and a good range of day-to-day amenities arranged around a village green including a village store, Post Office, hairdresser, church, public house, popular primary school and cricket and tennis clubs. The nearby market town of Tonbridge offers a wide range of both independent and larger stores, together with public houses including The Plough which very close by serving fantastic food as well as a wonderful venue for special occasions, other restaurants, indoor and outdoor swimming pools, sporting clubs and a leisure centre. The area is ideal for the keen golfer with Nizels Golf Club in Hildenborough and Wildernesse and Knole in Sevenoaks. Tonbridge and Hildenborough train stations offer excellent and speedy connections to London while the property also enjoys excellent links to the motorway network via the A21 and M25.

The area offers a good range of state schooling including Leigh Primary School in the village and The Hayesbrook School together with grammar schools in Tonbridge and a selection of noted independent schools including Hilden Grange, Sackville, Hilden Oaks, Tonbridge, Fosse Bank, The Schools at Somerhill and Rose Hill.







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<p>6 London Road Tunbridge Wells Kent TN1 1DQ Tel: (01892) 621 721</p>	<p>191 High Street Tonbridge Kent TN9 1BX Tel: (01732) 75 75 80</p>
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E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)



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