



35 Well Close, Leigh, Kent, TN11 8RQ  
Guide: £1,050,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Detached Executive Style Family Home
- \*Situated in a Select Residential Close
- \*Four Double Bedrooms \*Main Bedroom with En Suite Shower Room
- \*Stylish Family Bathroom \*Two Receptions \*Study
- \*Kitchen/Breakfast/Family Room \*Conservatory \*Utility
- \*Integral Double Garage \*Smart Resin Driveway
- \*Landscaped Part Walled Rear Gardens

#### Description

Attractive detached executive style house, occupying a corner position and situated within a select residential close in the sought after village of Leigh. The property has been skilfully remodelled, extended and updated by the current vendors to provide a highly versatile and spacious family home. The kitchen/family room forms the hub of the home with doors opening onto the terrace, ideal for entertaining, enclosed within beautiful part walled landscaped gardens.

#### Accommodation

- The property is approached over a smart resin driveway offering parking for several vehicles, which extends to the side and front door with hedged boundary, lawn and shrub/flower borders.
- On entering the front door the bright hallway has the stairs rising to the first floor with arched feature window, under stairs storage cupboard and modern fitted cloakroom. Door to versatile ground floor study/bedroom five.
- Sitting room with aspect to front, fireplace with log burner and attractive feature wallpaper, wide archway to dining area having engineered oak flooring, double doors opening out onto the rear terrace and door to the kitchen.
- Forming the hub of the home the open plan kitchen/breakfast/family room has been remodelled and fitted with a contemporary kitchen range by Benchmark comprising two toned gloss cabinets and finished with complimenting quartz worktops and upstands. Peninsular breakfast bar return with gas hob and pop up extractor. Bank of cupboards with eye level Neff ovens, two hide and slide and a microwave oven with warming drawer. Wine fridge, space for freestanding American style fridge freezer with full height pull out larder cupboards to each side. Family area enjoying sliding doors opening onto the terrace and Amtico flooring throughout the space.
- Double doors from the kitchen open through to the conservatory with door to the utility area which in turn leads to the:-
- Integral double garage having one electrically powered door, loft storage space, power and light.
- Light first floor landing with access to roof space, built in airing cupboard with tank, storage cupboard and further linen cupboard. Access to boarded and insulated loft via hatch.
- Main bedroom with aspect to rear, built in mirrored door wardrobes to one wall and door to contemporary en-suite shower room fitted with a modern suite and walk in shower enclosure with rainfall head.



- Second bedroom with aspect to front, feature wallpaper, and built in wardrobe. Third bedroom with dormer window to rear overlooking the garden, built in wardrobe and feature wallpaper. Dual aspect fourth bedroom also enjoying feature wallpaper and built in double wardrobes.
- Stylish family bathroom fitted with a contemporary white suite comprising freestanding bath, large walk in shower enclosure with remote controls, concealed cistern w.c and vanity unit with basin, finished with attractive mosaic border tiles and Amtico flooring.
- Beautifully landscaped private part walled rear garden with access on both sides, mainly laid to lawn with mature shrub/flower borders giving a variety of interest. Ceramic terrace with purpose-built seating area and wooden garden bar, creating the perfect place to entertain. Further garden shed, external tap and mood lighting.
- All mains services: Gas central heating, boiler located in the kitchen. Double glazed windows. Security alarm system.
- Council Tax Band: G – Sevenoaks.
- EPC: C

#### Situation

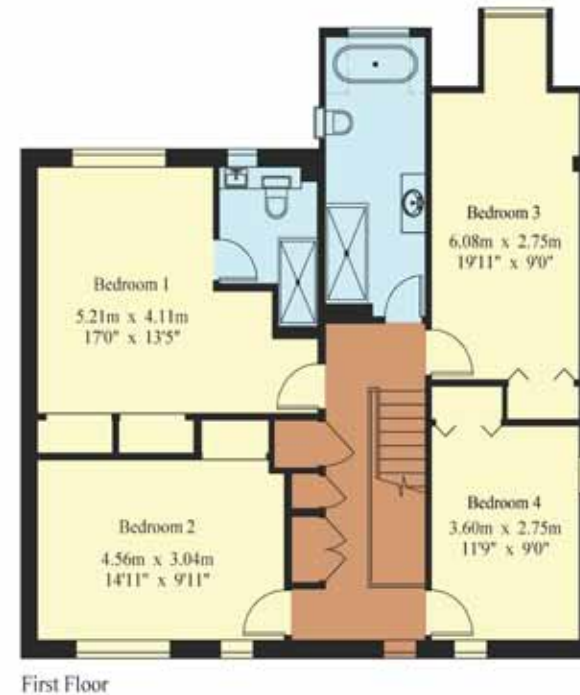
This picturesque village is renowned for its mock Tudor listed buildings and pretty village green, where cricket is played during the summer months. Amenities include a popular primary school, church, village store, post office, hairdresser, public house, cricket and tennis clubs and Leigh railway station (Victoria and Tonbridge/Redhill line) all walkable from the property. Hildenborough main line station (Charing Cross/Cannon Street line) is approximately one and a half miles distant and a good range of shopping, educational and recreational facilities may be found at both Sevenoaks and Tonbridge. The A21 by-pass linking to the M25 motorway network, London, the south coast and major airports is only four miles away.



Viewing Strictly By Appointment

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**35 Well Close**

**Gross Internal Area : 253.6 sq.m (2,729 sq.ft.)**  
*(Including Garage)*



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