



Elvanin, Lower Green Road, Leigh, Kent TN11 8RU
Guide: £865,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Victorian Elegance in the Heart of Leigh
- *Sought After Picturesque Village
- *Three Double Bedrooms *Reception/Dining Room *Cloakroom
- *Study/Reception Room *Sitting Room with Wood Burning Stove
- *Kitchen/Breakfast Room *Main Bedroom with En-Suite *Family Bathroom
- *Gravel Driveway *Utility/Garage
- *Beautiful Landscaped Rear Garden Adjoining Allotments

Description

Step into a world where timeless charm meets contemporary luxury with this exquisite three bedroom semi-detached Victorian cottage. Nestled just off the bustling High Street, and moments from the Leigh Railway Station, this residence epitomises a harmonious blend of historical allure and modern stylish sophistication. The current owners have meticulously remodelled and extended this delightful cottage, crafting a versatile and inviting family home surrounded by a beautifully landscaped garden that adjoins the peaceful village allotments.

Accommodation: -

- Enter a space where tradition meets striking contemporary style.
- Painted wall panelling and a Victorian-style tiled entrance area with a coir mat inlay blend seamlessly with solid oak flooring. The charming Victorian style tiled flooring extends into the cloakroom, which boasts pretty feature wallpaper, a concealed cistern floating w.c, and a wall mounted enamel basin.
- The open plan dining/reception hall features full height windows and a door opening to the terrace, offering a glorious view of the gardens. An open archway beckons towards the sitting room.
- Ground floor study/reception room. This versatile room enjoys an aspect to the front, painted panelled walls, an understairs coat cupboard, and a cupboard housing meters. The solid oak flooring adds to the warmth and character.
- The sitting room is a cosy sanctuary featuring an exposed brick chimneybreast and wood burning stove, painted wall panelling, a contrasting bookcase to the recess, and a sash window. The solid oak flooring continues, enhancing the room's inviting atmosphere.
- The kitchen/breakfast room is a culinary haven, fitted with a comprehensive range of painted Shaker style base units, deep pan drawers, and a contrasting metro-tiled splashback. The woodblock worktop features an undermounted sink, and an island unit with further pan drawers, a zinc worktop, and a breakfast bar return. The room is equipped with a Rangemaster induction range cooker (available by separate negotiation), fitted extractor, space for a dishwasher, a freestanding fridge/freezer, and a walk-in pantry. Dual aspect windows and doors create a delightful outlook over the garden.
- Utility area/garage with access from the hallway, space and plumbing for a washing machine and tumble dryer, window, personal door to the rear garden and double doors to front. It also houses a wall mounted Worcester boiler.
- The main bedroom is a serene retreat boasting a vaulted ceiling, a Juliet balcony with views over the garden and allotments, a fitted wardrobe, and stripped painted wooden flooring. The en-suite shower room features a Fired Earth metro-tiled shower cubicle with a rainfall head, basin, concealed cistern floating w.c, and a window with shutters.
- Second double bedroom enjoys a picturesque outlook to the rear, overlooking the peaceful allotments.
- Third duplex bedroom offers an aspect to the front, a dressing/living area, a small feature fireplace, a wardrobe, and a staircase leading to the mezzanine sleeping area with a Velux window.
- Elegantly appointed family bathroom fitted with a white suite comprising a panelled bath with a shower over, a rainfall head and glazed screen, metro tiled splashbacks, a floating basin, and a concealed cistern w.c. A Velux window and tiled flooring complete the space.

- The gravel driveway to the front offers parking for two vehicles, leading to a brick pathway and a welcoming storm porch
- The secluded rear garden is a verdant oasis ideal for alfresco dining, featuring a gazebo, paved terrace, lawn area, silver birch, and well-stocked borders with colourful planting. The garden is enclosed by part walled, fenced, and hedged boundaries for privacy. Additional features include a garden shed with power and light, a small pond, and a wooden gate providing direct access to the allotments.
- Services & Points of Note: All mains services. Gas central heating, Nu-Heat underfloor heating to the ground floor, excluding kitchen. Nest control system. Ring doorbell. Hardwood framed double glazed external windows and doors, including sash windows. Part weatherboarded to rear elevations and zinc guttering, enhance the homes charm.
- Agents Note: The vendors currently rent the allotment immediately behind the house, with gated access which could potentially be taken over by a prospective buyer.
- Council Tax: E – Sevenoaks District Council.
- EPC: TBC

Leigh

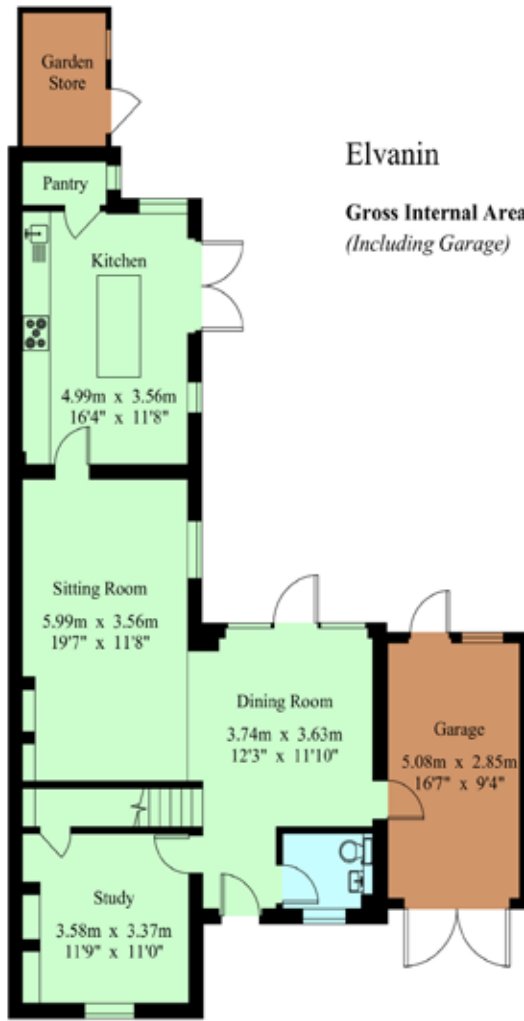
Leigh is a picturesque village renowned for its charming mock Tudor listed buildings and its idyllic village green, where cricket matches paint a quintessentially English summer scene. Located within a designated conservation area, the village boasts a wealth of amenities including the esteemed Leigh primary school, church, village store, post office, and the conveniently located Leigh Railway Station with direct services to Victoria via the Tonbridge/Redhill line. The nearby Hildenborough mainline station offers additional services to London Bridge, London Waterloo East, and London Charing Cross. The vibrant towns of Sevenoaks and Tonbridge are within easy reach, offering an extensive array of shops, boutiques, restaurants, and leisure facilities. The area is also home to numerous outstanding schools including Sevenoaks School, Sevenoaks Prep, Schools at Somerhill, New Beacon, Weald of Kent, Tonbridge Girls Grammar School, Judd School for Boys, Hilden Grange Preparatory School, and the prestigious Tonbridge Public School. Recreational opportunities abound with the Sevenoaks Leisure Centre, golfing at Nizels and Poult Wood, cricket at The Vine, and various local sports clubs. The property's convenient access to the A21 ensures swift connections to the national motorway network, Gatwick, Stansted, and Heathrow Airports, the Channel Tunnel, and the picturesque Kent coast.



Viewing Strictly By Appointment

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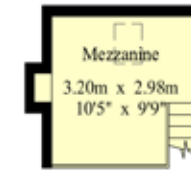
Ground Floor

Elvanin

Gross Internal Area : 164.1 sq.m (1766 sq.ft.)
(Including Garage)



First Floor



Mezzanine



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