



8 Well Close , Leigh, Kent, TN11 8RQ
Guide: £765,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Detached Four Bedroomed Family Home
- *Select Residential Development in the Heart of the Village
- *Sitting Room *Open Plan Kitchen/Dining/Family Room
- *Utility & Cloakroom *Family Bathroom *Separate Shower Room
- *Block Paved Driveway
- *South Facing Rear Garden with Tree Lined Outlook
- *No Chain

Description

This attractive detached four bedroom family home is situated within a select residential development in the heart of the sought after village of Leigh. The property is presented in good decorative order throughout, having a spacious modern open plan kitchen/family dining room ideal for entertaining and forming the hub of the home. The south facing rear garden is a good size with tree lined outlook to rear. Leigh Railway Station is within a very short walk, also the local village store with post office.

Accommodation: -

- The property is approached over a block paved driveway with step to modern composite front door opening to the bright entrance hallway having oak laminate flooring, cupboard housing fuse board and meter and central wide staircase rising and turning to the first floor with window on half landing providing light. Cloakroom comprising concealed cistern w.c and small hand basin.
- Dual aspect sitting room with high window to side and bay window to front, feature papered fireplace with electric fireplace set on a granite hearth and fitted bookshelf.
- Kitchen/dining/family room fitted with a range of cream wall mounted cabinets and base units of cupboards and drawers with contrasting black granite worktops, breakfast bar return and metro tiled splashback. Neff double oven, hob and extractor over, fully integrated slimline dishwasher, fitted wine cooler and bottle racks. Wood effect laminate flooring runs throughout the space with and patio doors in the dining area open to the Indian stone terrace.
- Utility room having wall mounted cupboards and laminate worktop with space and plumbing beneath for washing machine, wall mounted Vaillant gas boiler and window to side.
- First floor landing with access to loft via hatch, airing cupboard housing hot water cylinder.
- Four good bedrooms, two with lovely aspect to rear overlooking the garden with mature tree lined outlook.
- Family bathroom fitted with a white suite comprising panelled bath with mixer tap and handheld shower attachment, close coupled w.c, large wall mounted sink, tiling to half height with border tile, chrome heated towel rail, inset lighting and laminate flooring.
- Further shower room fitted with a white suite comprising close coupled w.c, small vanity sink, corner shower enclosure with glazed screen and door, tiling to half height with border tile, inset lighting and chrome heated towel rail.



- The south facing rear garden enjoys a tree lined outlook to the rear providing privacy, with raised Indian stone terrace ideal for entertaining and steps down to the lawn flanked with fenced boundaries, mature tree, shrub/flower borders. Pathway to side with timber garden shed, fenced boundaries and access to front via a wooden gate, external tap and security lighting.
- Block paved driveway to front offering off road parking for two vehicles and shrub/flower borders.
- All mains services. Gas central heating. Multi paned double glazed windows.
- Council Tax Band: G – Sevenoaks District Council
- EPC: C

Location

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 popular 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 Poulton 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.



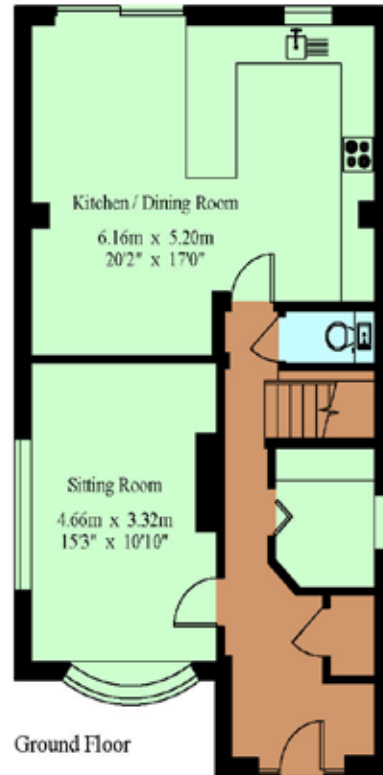
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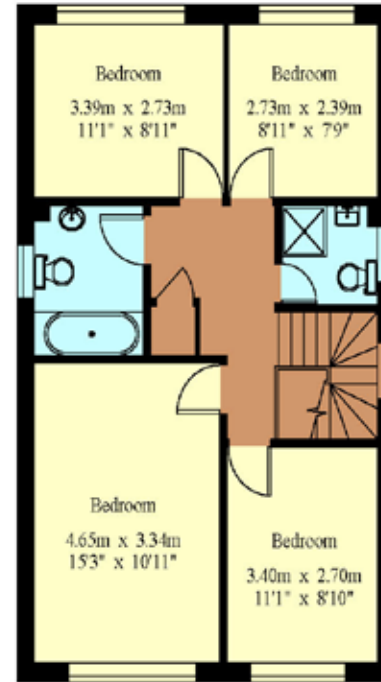
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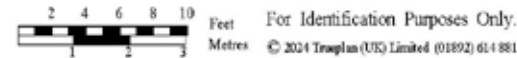
Gross Internal Area : 127.9 sq.m (1376 sq.ft.)



Ground Floor



First Floor



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