



The Coach House, The Green, Leigh, Kent TN11 8QP
Guide: £650,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Detached Former Coach House in the Heart of Leigh

*Central Location Off The Village Green

*Three/Four Bedrooms *Open Plan Kitchen/Dining Room *Utility & Cloakroom

*L-Shaped Conservatory *Sitting Room *Ground Floor Reception/Bedroom Four

*Main Bedroom with En-Suite Bathroom *Family Bathroom

*Rear Garden and Allocated Parking Space

Description

An opportunity to acquire this detached former Coach House situated just off The Green in the sought after village of Leigh. The property offers flexible family living accommodation having the benefit of a large conservatory and additional reception/fourth bedroom, coupled with a private rear garden and allocated parking.

Accommodation: -

- Wooden front door with storm porch and multi paned glazed door leading to the:-
- Sitting room having stairs rising to the first floor with understairs storage cupboard. Window overlooking the garden and French doors open to the conservatory, doorway to kitchen.
- Further door leads from the sitting room through to a small lobby area with cloakroom and door to the additional reception/playroom or fourth bedroom. This room has an engineered oak floor, a window and door leading out to the front and another through to the utility room adding to its versatility.
- Utility room having a door to the rear garden, sink unit with tiled splashback, space and plumbing for washing machine and tumble dryer and tall storage unit.
- Bright open plan kitchen/dining room fitted with a comprehensive range of white wall mounted cabinets and base units of cupboards and drawers with laminate worktops, tiled splashback and open dresser. Feature gas fired AGA and Viessmann wall mounted gas boiler, space for dishwasher, space for freestanding fridge/freezer, open archway to conservatory and ceramic tiled flooring extending into the conservatory.
- L-shaped conservatory with lovely outlook over the rear garden, having exposed painted brick walls, two skylight windows, windows and French doors leading out to the rear terrace.
- To the first floor the property enjoys a main bedroom with spacious en-suite bathroom, two further bedrooms and a family bathroom.



- The property is accessed off the green via a driveway to the rear of the primary school with allocated parking space. Externally there is a lovely long rear garden, predominately laid to lawn with terrace, fenced boundaries, mature shrub/flower borders & trees providing privacy.
- Services & Points of Note: All mains services. Gas central heating. Wooden double glazed windows.
- Council Tax: F – Sevenoaks District Council.
- EPC: D

Situation

Leigh is a picturesque village renowned for its mock Tudor listed buildings and its idyllic village green, where cricket matches paint an 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 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 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 Tonbridge Public School. Recreational facilities, Sevenoaks Leisure Centre, golf at Nizels and Poult Wood, cricket at The Vine. 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.



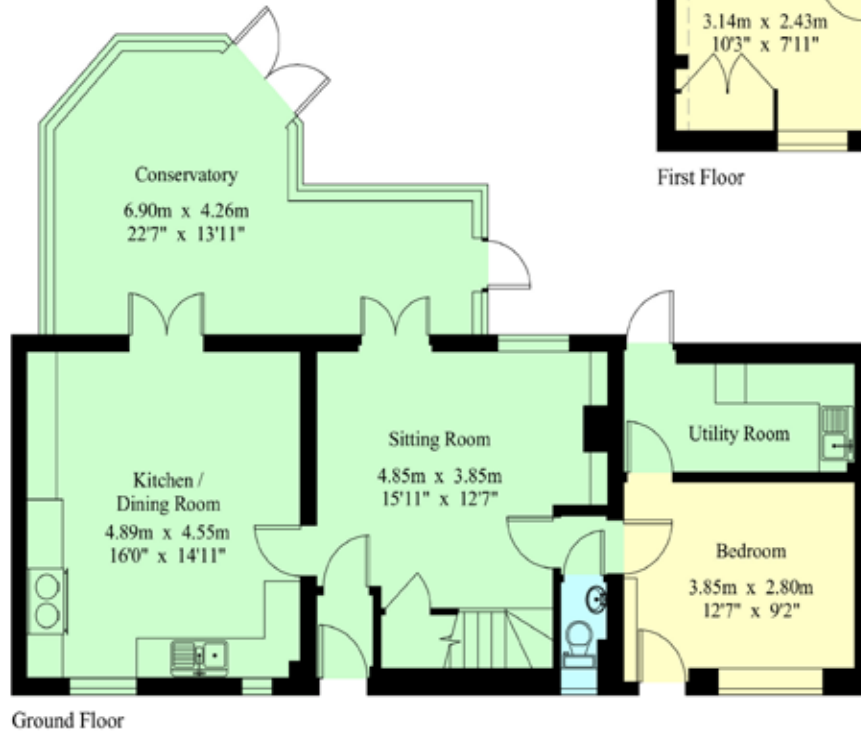
Viewing Strictly By Appointment

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The Coach House

Gross Internal Area : 144.5 sq.m (1555 sq.ft.)



----- Restricted Height



First Floor



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