



3 Well Close, Leigh, Kent, TN11 8RQ
Guide: £800,000 - £850,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Attractive Extended Executive Style Detached Family Home
- *Situated in a Select Development *Close to the Heart of the Village
- *Sitting Room *Kitchen/Dining Room/Play Room *Four Bedrooms
- *Entrance Hall & Cloakroom * En-Suite to Main Bedroom
- *Family Bathroom * Study *Front Garden with Driveway
- *Landscaped South facing Rear Garden

Description

Attractive and extended executive style detached family house situated within a select development close to the centre of this picturesque village. The property has been extended, completely remodelled, refurbished, and decorated throughout in a contemporary style by the current vendors to provide a comfortable modern family home. Also benefitting driveway offering off road parking and front gardens and a secluded landscaped south facing rear garden with stone terrace and attractive tree lined outlook over an established pond.

Accommodation

- The property is approached over a tarmac driveway with stone path leading to the front door and garden laid to lawn with ornamental cherry tree. Access to side and garden via a wooden gate.
- Quarry tiled open entrance porch, coach lantern, and composite front door with glazed side panel leading to a spacious entrance hall having stairs rising to first floor, under stairs cloaks/storage cupboard and tiled travertine flooring.
- Cloakroom white suite comprising close coupled w.c, painted vanity unit with sink above, opaque window to side, spot lighting and travertine flooring.
- Cosy sitting room with aspect to front, central painted brick chimney breast with brick fireplace, wooden surround and mantle, open fire basket and quarry tiled hearth. Wooden fitted bookcases and storage cupboards to both recesses.
- Kitchen/dining room spanning the rear of the house with attractive outlook over the garden fitted with a range of Howdens dove grey shaker style wall cabinets and base units of cupboards and drawers with complimenting wood block worktops and tumbled marble splashbacks. Ceramic butler sink, integrated dishwasher, Cuisinmaster gas range cooker with stainless steel hood over, pan drawers, pull out bin storage, tall cabinets one housing integrated fridge freezer and the other housing the boiler. Dining area enjoying double doors with matching side panels giving access to the rear terrace, travertine tiled flooring throughout.
- Playroom/utility area that is semi-open plan with the kitchen. Solid oak flooring, utility area having worktop and shaker style wall and base units, additional built-in fridge freezer and space and plumbing for washing machine and tumble dryer. Door leading out to side access. Separate Study.
- First floor landing with access to loft space via wide hatch, part boarded with drop down ladder. (Note: pressurised water system located in the loft)
- Main bedroom with views to front, en-suite having pocket door, motion activated lighting, tiled flooring, white suite comprising close coupled w.c, painted vanity unit with sink above, shower enclosure with rainfall shower.



- Second bedroom with aspect to front, handmade double and single wardrobes, radiator with decorative cover, further double bedroom with aspect to rear overlooking the garden and large single bedroom with aspect to front with built in wardrobe.
- Contemporary family bathroom fitted with a white suite comprising close coupled w.c, painted vanity unit with square basin, mirror and light, panelled bath and separate shower enclosure with wall mounted shower, drench head and glazed screen, finished with metro tiled splashbacks and ceramic tiled flooring, inset ceiling lighting and extractor fan.
- Storage area, electric roller shutter door to front driveway, power and light.
- The landscaped south facing secluded rear garden backs onto an established pond with Indian stone terrace across the rear and extending to the side, mainly laid to lawn, several well-stocked beds with perennial plants and roses, pretty raised planters acting as the main border, and steps down to a shed. Fenced boundaries, security lighting and external tap.
- Services: All main services. Gas central heating, combination boiler and pressurised system. Multi-paned double glazed windows.
- Council Tax Band: E – Sevenoaks Council
- 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 primary school, church, village store, post office and Leigh Halt railway station (Tonbridge/Redhill line). Hildenborough mainline station (Charing Cross/Cannon Street line) with parking is approximately two 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

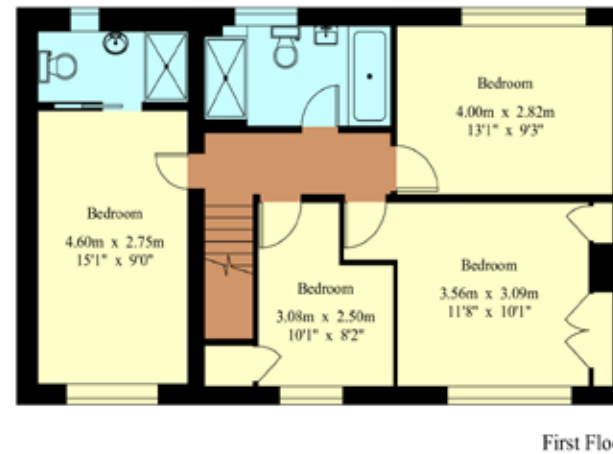
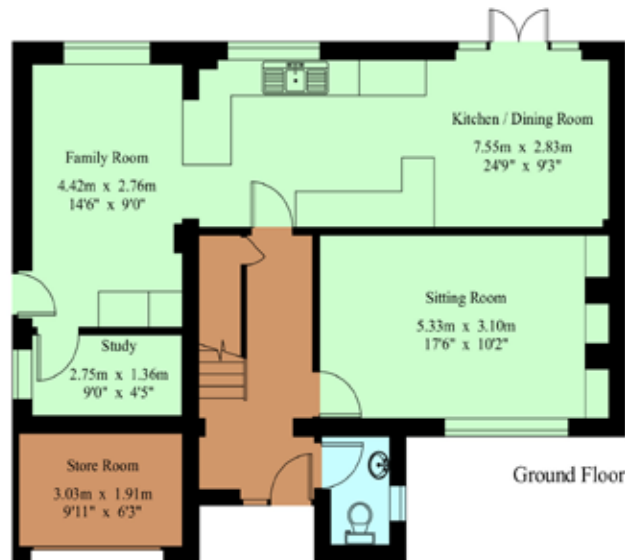
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3 Well Close

Gross Internal Area : 141.2 sq.m (1519 sq.ft.)
(Including Store Room)



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