



Fundindelve, Powder Mill Lane, Leigh, Kent, TN11 8PY

Guide Price £1,400,000

When experience counts...

est. 1828
bracketts

Offered for sale is this rarely available impressive detached family home situated in the desirable and sought after village of Leigh. With its close proximity to The Green, the property sits close to the heart of the village community, Leigh Primary School, excellent Post Office & village store, public house, hairdressers and railway station. Internally comprising entrance hall, boot room, utility room, study, kitchen / breakfast room, dining room, sitting room and an orangery. To the first floor there is a family bathroom, five bedrooms with the principal bedroom boasting en suite shower room. Externally the property is accessed via a private gated driveway, ample off street parking for several vehicles. There is a stunning rear garden mainly laid to lawn with mature shrubs, trees and borders. There is a further paddock to the rear and a detached dual stable block. We recommend viewing at your earliest convenience.

Five Bedrooms

Detached Family Home - Approx 1.3 acres (TBV)

Sought After Leigh Location

Kitchen / Breakfast Room

Three Reception Rooms

En Suite Shower

Utility Room / Boot Room

Detached Stable Block & Paddock

Driveway For Several Vehicles

Viewing Highly Recommended





LOCATION: Leigh

Located within picturesque Kent countryside, the sought-after village of Leigh has an active village community and a good range of day-to-day amenities arranged around a village green including a village store, Post Office, hairdresser, church, public house, popular primary school and cricket and tennis clubs.

The nearby market town of Tonbridge offers a wide range of both independent and larger stores, together with public houses, restaurants, indoor and outdoor swimming pools, sporting clubs and a leisure centre; more extensive amenities are available in Sevenoaks. Trains from Leigh and Hildenborough station offer connections to London while the property also enjoys excellent links to the motorway network via the A21 and M25 Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

ADDITIONAL INFORMATION:

- Council Tax Band G
- Double Glazed Windows

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	80 C



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Powder Mill Lane, Leigh, Tonbridge, TN11

Approximate Area = 2090 sq ft / 194.1 sq m (excludes green house)

Limited Use Area(s) = 21 sq ft / 1.9 sq m

Outbuildings = 567 sq ft / 52.6 sq m (excludes garage)

Total = 2678 sq ft / 248.6 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Bracketts llp. REF: 1103778