



Mill Stream Rise, Leigh, Tonbridge, Kent, TN11 9FD

Guide Price £1,250,000 - £1,350,000

When experience counts...

est. 1828  
**bracketts**

Discover Mill Stream Rise, an award-winning property on the outskirts of the charming village of Leigh, ideally situated between Sevenoaks and Tonbridge. This exceptional three-storey residence, built in 2017, offers over 3000 sq ft of versatile living space, perfect for modern lifestyles. The property's layout caters to multi-generational living and work-from-home arrangements. The first floor hosts the main living areas, including the kitchen and entertainment room, both offering seamless access to the rear garden through bi-fold doors. Bedrooms are thoughtfully distributed on the ground and second floors. The bi-fold doors create a perfect indoor-outdoor flow, ideal for entertaining or simply enjoying the garden views.

Transportation links:- Hildenborough station (2.5 miles): Services to Charing Cross/Cannon Street (London Bridge from 35 mins)- Leigh station (1.8 miles): Services to Tonbridge/Redhill - Tonbridge Station (3.6 miles, under 2 miles on foot): Services to Charing Cross/Cannon Street (London Bridge from 40 mins) Experience luxury living in this highly sought-after location, combining modern comfort with convenient access to transport links and local amenities.

Five Double Bedrms, 2 En Suites, Family Bathroom & Cloakroom WC

Stunning Contemporary Family Home – Private Electric Gated Development

3132 sq ft of Flexible Accommodation Arranged Over Three Floors

Views Across Woodlands

Large Open Plan Kitchen / Dining Room With Balcony to Front & Bi Fold Doors to Garden

Landscaped Rear Garden With Feature Retaining Wall

Two Large Reception Rooms

Gym

Double Garage, Electric Door & Block Paved Driveway For 4 Cars

Remainder of NHBC Guarantee Approx 3yrs





**LOCATION: Tonbridge**

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 popular primary school, church, village store, post office, hairdresser, public house, cricket and tennis clubs and Leigh railway station (Victoria and Tonbridge/Redhill line) all walkable from the property. Hildenborough main line station (Charing Cross/Cannon Street line) is approximately one and a half miles distant and a good range of shopping, educational and recreational facilities may be found at both Sevenoaks and Tonbridge

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores 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
- Maintenance Charges - £800pa
- Solar Panels & High speed Internet

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	88   B	88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Approximate Gross Internal Area = 291 sq m / 3132 sq ft  
Approximate Garage Internal Area = 40 sq m / 427 sq ft  
Approximate Total Internal Area = 331 sq m / 3559 sq ft  
For identification only. Not to scale

