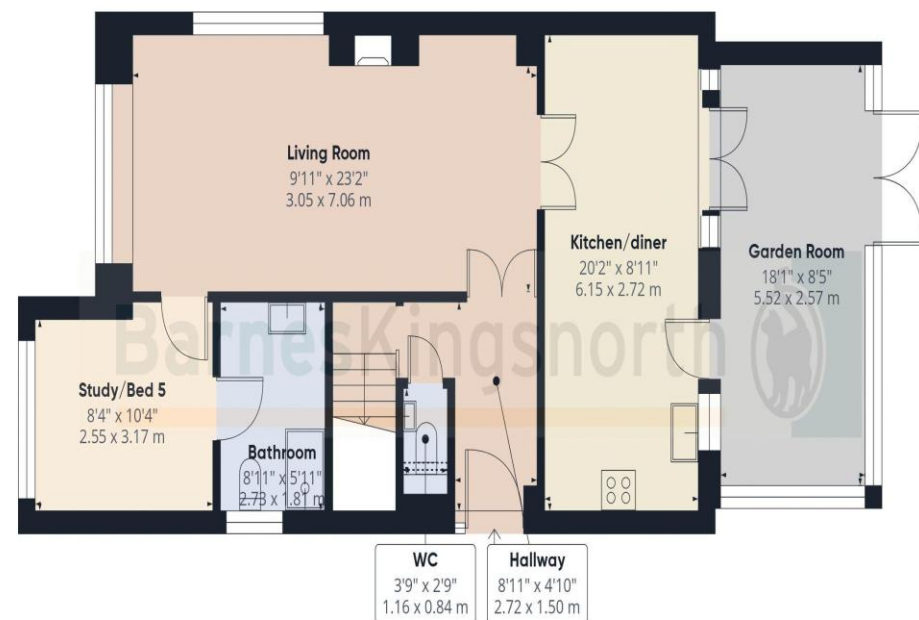


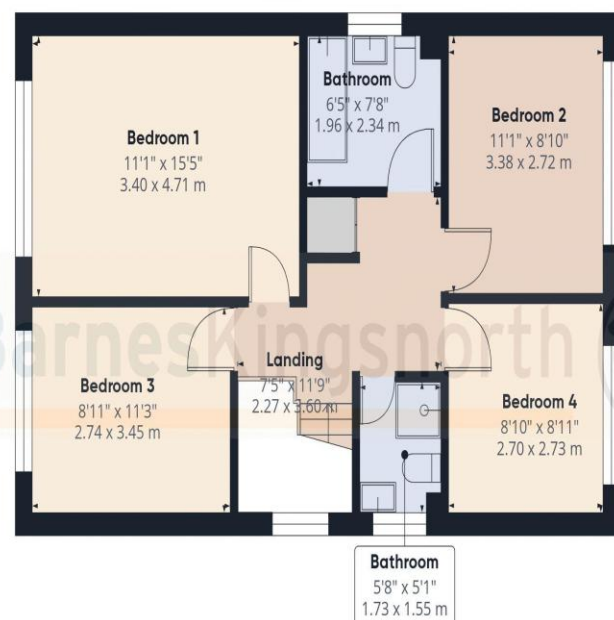
Barnes Kingsnorth offices at:

16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



Floor 0



Floor 1



Approximate total area⁽¹⁾

1437 ft²

133.5 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Well Close, Leigh, Tonbridge, Kent, TN11 8RQ

£850,000 Freehold

Viewings strictly by appointment with the agent

Tel: 01732 771616

www.bkestateagents.com

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



2



4/5



3

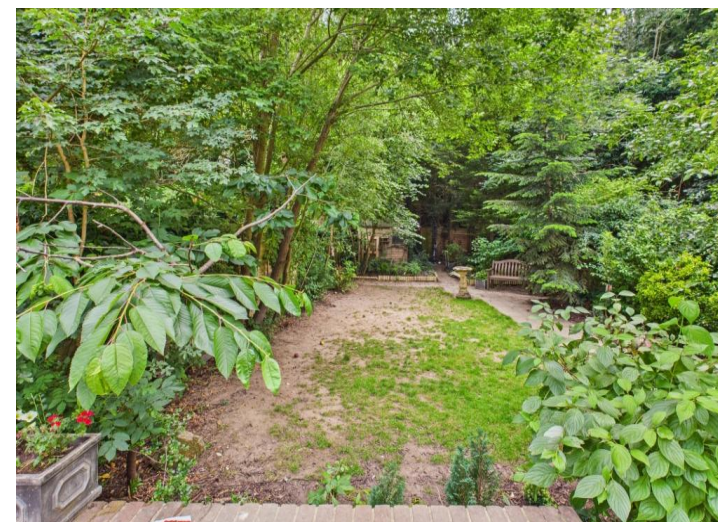
THE PROPERTY

Ticking lots of boxes, this attractive detached, family house should certainly be on your 'To View' list. Situated in a quiet cul-de-sac position in the charming village of Leigh, the property is ideally placed to enjoy country, village life yet is only a short drive or 1 stop on the train to neighbouring towns, schools & amenities. The generous family accommodation offers: Entrance door into light & bright hallway with cloakroom and contemporary Karndean flooring which flows through double doors into the main living room. Enjoying dual aspect, this spacious room has a feature fireplace with oak beam and gas stove. Pine double doors open into the kitchen/breakfast room, another generous sized room which is comprehensively fitted with a range of light coloured cupboards, worktops and includes built-under oven, ceramic hob & canopy extractor along with washing machine, integrated dishwasher and fridge/freezer. There is a handy breakfast bar and Karndean flooring. Glazed double doors lead out to the lovely garden room, light & airy with two sky-lights, glazed windows & doors out to the garden, this stylish addition works well as a dining room but could just as easily be a playroom for the children or the perfect place for relaxing whilst watching the birds in the garden. Completing the ground floor is the Study/Bedroom 5 with en-suite shower room. On the first floor you will find the four double bedrooms along with a family bathroom and an additional shower room too perfect for those busy mornings!

OUTSIDE

Spacious frontage with brick-block driveway offering plenty of parking for approx 4/5 cars. Access from both sides of the house to the rear where you will find a good size patio for sunny day entertaining and plenty of garden space for the children to play. Bordered by broad leaf trees and shrubs the garden enjoys plenty of dappled shade and at the bottom there is a garden shed too.

AGENTS NOTE The property has planning permission approval for a detached, large single garage.



THE LOCAL AREA

Set in the picturesque Leigh village, renowned for its Listed buildings and pretty village green, where cricket is played during the summer. Local amenities include a primary school, St Mary's Church, the village store & Post Office along with wonderful countryside surrounding..... just a perfect place to reside. Hildenborough Station is only 1.5 miles away with services to Charing Cross/Cannon Street and Leigh Station (Tonbridge/Redhill line) is approximately half-mile away. An excellent range of shopping, educational and recreational facilities may be found in both Sevenoaks (approximately 8 miles distant) and Tonbridge (approximately 5 miles distant) including renowned schooling for all ages. With good road links to the M25 and South Coast the location of this property is ideal for homeowners seeking a life in the countryside but wanting easy access to nearby towns and all the advantages that provides.

ROUTE TO VIEW

Approaching Leigh village from Hildenborough, follow the road through the village passing and take the left-hand turning into Lower Green Road. Continue along the road and take the left-hand turning into Well Close where the property will be found on the right-hand side.

PLEASE NOTE: In accordance with recent changes to Money Laundering Regulations, we are now, required by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification, with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: C

Council Tax Band: E

