



1 Lightfoot Cottages, Penshurst Road, Leigh, Tonbridge,  
Kent, TN11 8HN

Offers in Excess of £500,000

**Waghorn  
&  
Company**

Independent Estate Agents



**\* Sought after Village location \* A wealth of period features \* Driveway with garage and hard standing parking \* Scope for improvement and extension (STPP) \* Outbuilding with WC \* EPC rating G / Council Tax F £3,414.76 PA\***

OPEN HOUSE SATURDAY 26th APRIL. Waghorn & Company are proud and excited to be selected as agents for this rather special and charming cottage believed to have been designed by the famous and influential architect George Devey. The property has a wealth of charm and original features and an early viewing is highly recommended to not only see the immense scope for improvement and extension ( STPP) but also to appreciate the wonderful and generous gardens, outbuildings and garages.

### **Entrance**

Access to the property is a canopied entrance porch with original style oak door leading to the kitchen.

### **Kitchen**

Doors to sitting room and side lobby with decorative stained glass inserts. Quarry tiled floor, stairs to first floor, leaded light window to side, radiator. One and a half bowl stainless steel sink and drainer with cupboard under. Service hatch to sitting room.

### **Side Lobby**

Door to rear garden and bathroom. Leaded light window to rear.

### **Bathroom**

Secondary glazed leaded light window to rear, low level WC, pedestal wash hand basin, panelled bath, part ceramic wall tiling. Radiator.

### **Sitting Room**

Leaded light window to front, exposed beams, brick fireplace, stripped wood flooring.

### **First Floor Landing**

Access to loft, radiator, Doors with inset stain glass inserts to bedrooms, door to cloakroom.

### **Cloakroom**

Leaded light window to front, Hand wash basin with cupboard under, low level WC, Bulkhead cupboard with built in steps giving access to loft hatch.

### **Bedroom 1**

Secondary leaded light window to front, radiator. In the corner of the room is the hot water cylinder supplying hot water. Stripped wood flooring.

### **Bedroom 2**

Stripped wood flooring, leaded light window to rear, exposed timber beam,

### **Outside**

The property is accessed by a five bar gate leading to a hardstand parking area and two garages. The property also has the benefit of an outbuilding with WC and additional outbuilding to the rear of the garden. The remainder of the garden to both front and rear is laid to lawn with established hedges, shrubs and trees.







**Tenure**  
Freehold

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>82 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>	<b>4 G</b>	

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