



Lanterncroft , Powder Mill Lane, Leigh, Tonbridge, Kent,  
TN11 8QE  
£1,500,000

**Waghorn  
&  
Company**

Independent Estate Agents



**\* Six Bedroom Detached Family Home \* Rural Village Location \* Two En-suites, Family Bathroom, Cloakroom and Utility \* Double Garage and Ample Parking \* Mature Wrap Around Gardens \* EPC Rating TBC / Council Tax Band G - £3,940.10 PA \***

Waghorn and Company are delighted to present to the market this spacious six-bedroom detached family home in the sought-after village of Leigh. Extended to the rear, it features a good size kitchen/breakfast room and dining area with bi-fold doors, light-filled reception rooms, and a study ideal for home working. Upstairs offers six bedrooms, two with en-suites, plus a family bathroom and downstairs cloakroom. Set within wrap-around gardens, the property includes a double garage, ample parking, utility room, and an outhouse with power and lighting. An early viewing is highly recommended.

### Description

This beautifully extended property spans three floors, offering spacious and versatile accommodation thoughtfully designed for modern family living.

### Ground Floor

The ground floor seamlessly combines elegance with practicality, creating a warm and inviting atmosphere from the moment you enter. A welcoming entrance hall leads into generously proportioned reception rooms, offering comfortable and stylish spaces for family life and relaxation. The heart of the home is a stunning kitchen and breakfast room, thoughtfully extended and featuring bi-fold doors that open directly onto the garden, flooding the space with natural light and providing a seamless connection between indoors and outdoors. An additional dining area, also with bi-fold doors, provides the perfect setting for entertaining guests or enjoying casual family meals. Practical touches include a well-appointed utility room, complete with a dog shower, and a convenient cloakroom, ensuring that everyday living is as effortless as it is elegant.

### First Floor

On the first floor, four bright and spacious double bedrooms provide comfort and privacy. The main bedroom boasts its own stylish en-suite shower room, while a well-appointed family bathroom serves the remaining rooms, combining modern design with functionality.

### Second Floor

The loft conversion provides two additional bedrooms, offering flexible accommodation for family or guests. One bedroom enjoys a private en-suite, while the other features a charming Juliet balcony overlooking the village green, creating a tranquil spot to relax and take in the views.

### Garden & Outdoors

The property sits within mature wrap-around gardens, offering both privacy and plenty of room for outdoor living. A dedicated cooking area and a large jacuzzi create an inviting space for entertaining or unwinding in style. The landscaped grounds extend to approximately one-third of an acre, providing ample space for children, pets, or quiet reflection. Additional features include a double garage, which could present the opportunity to be developed into a self-contained annex (STPP), and ample driveway parking. An outhouse with power and lighting offers excellent potential for use as a gym, studio, or workshop. Electric gates complete the property, ensuring privacy and peace of mind while enhancing its overall appeal.







### Location

Located in the heart of Leigh, this is a wonderful opportunity to acquire a substantial home combining village charm, excellent transport links, and flexible accommodation to suit every lifestyle. Leigh is a highly regarded village just outside Tonbridge. The village offers a strong sense of community with local amenities including a shop, pub, primary school, the village green and train station, all close by. While Tonbridge provides a wider selection of shopping, leisure and schooling options. Excellent transport links make this a convenient base for London commuters.

### Tenure

Freehold



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*Awaiting EPC*

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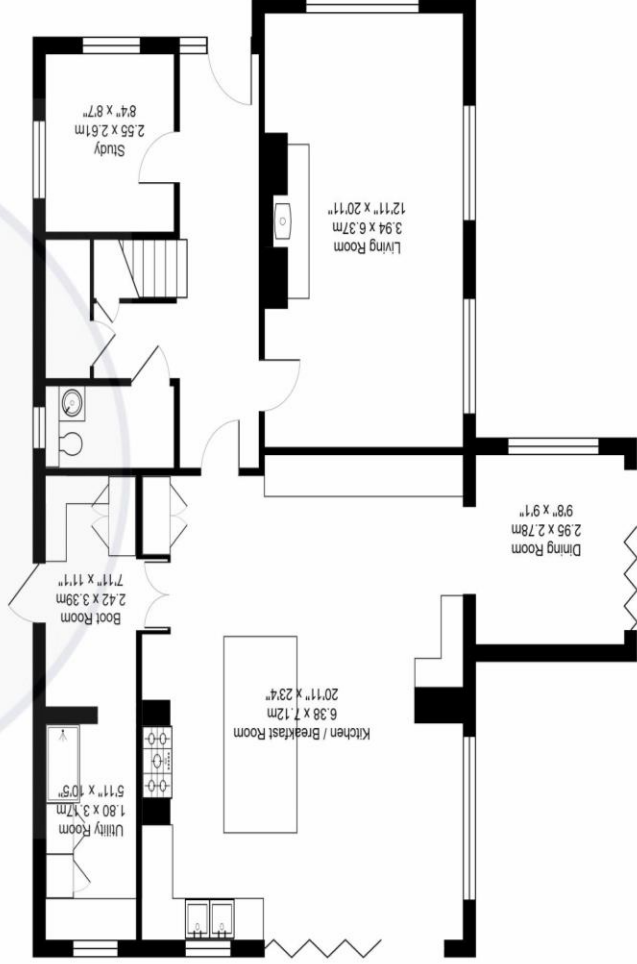
01732 808542

[sales@waghornandcompany.co.uk](mailto:sales@waghornandcompany.co.uk)

127 High Street, Tonbridge, Kent, TN9 1DH

[www.waghornandcompany.co.uk](http://www.waghornandcompany.co.uk)

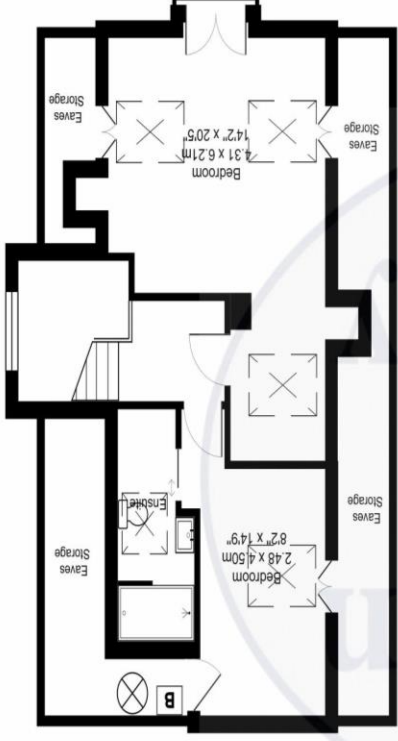
Total Area: 283.8 m<sup>2</sup> ... 3055 ft<sup>2</sup> (excluding eaves storage)  
Main house: 248.6 m<sup>2</sup> ... 2675 ft<sup>2</sup>  
Outbuildings: 35.2 m<sup>2</sup> ... 380 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



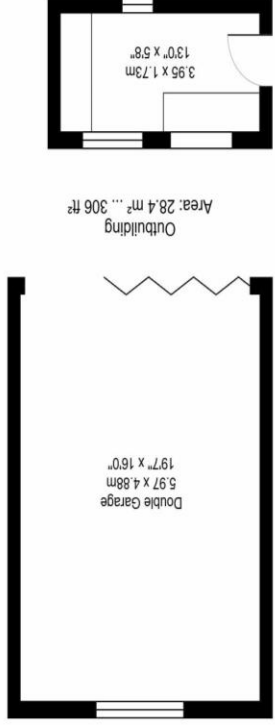
Ground Floor  
Area: 119.2 m<sup>2</sup> ... 1283 ft<sup>2</sup>



First Floor  
Area: 84.5 m<sup>2</sup> ... 909 ft<sup>2</sup>



Second Floor  
Area: 44.9 m<sup>2</sup> ... 483 ft<sup>2</sup>



Outbuilding  
Area: 6.8 m<sup>2</sup> ... 74 ft<sup>2</sup>

Details No. 1 TW/JW

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

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