



2 Forge Square, The Green, Leigh, Kent TN11 8QR  
Guide Price: £700,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Beautifully renovated Grade II Listed Village Home
- \*Central Location opposite the Village Green
- \*Sympathetically Updated to a High Specification Throughout
- \*Contemporary Open Plan Ground Floor Layout with Glazed Extension & Bifold Doors
- \*Superb Burnhill Kitchen
- \*Bay fronted Sitting/Dining Room & Woodburning Stove
- \*Two Superior Double Bedrooms with En-Suites
- \*Paved Private Courtyard Garden & Small Front Cottage Garden

#### Description

An exceptional bay fronted Grade II Listed Mock Tudor cottage situated in a delightful square in the heart of the village overlooking the pretty village green. The current owners have skilfully remodelled and refurbished the property throughout including a glazed roof rear extension, thoughtfully blending period charm and character with modern sophistication and contemporary comforts.

#### Accommodation

- This delightful character village home is approached over a communal brick pathway leading to the original oak front door with external lantern.
- On entering, the inviting reception hallway has the staircase rising and turning to the first floor with understairs cupboard, painted wood panelling with clever storage solutions, basket and shoe storage.
- A door off the hallway leads to the laundry area and cloakroom, fitted cupboards house the washing machine and tumble dryer and the modern contemporary cloakroom is fitted with a concealed floating toilet and vanity basin with metro tiled splashbacks.
- A particular feature, the stunning spacious open plan dual aspect living space enjoys a striking original square bay window and central feature fireplace with inset wood burning stove. Neutral décor and palette with contrasting fitted bookcases, display shelving, wine racking to alcoves and inset lighting.
- To the rear of the space, set within the glazed extension is the bespoke Burnhill kitchen fitted with a comprehensive range of cabinets and base units with striking contrasting granite worktops, upstands and splashbacks, incorporating an angled breakfast bar return. Under mounted sink with Quooker tap, dual Neff ovens (available by negotiation), Neff induction hob and stylish Elica extractor, integrated Neff dishwasher and space for plumbed in American style fridge/freezer. Storage features include concertina appliance cupboard with power, spice cupboard and full height pull out storage racking.
- Delightful first floor galleried landing with wooden balustrades and attractive original oval leaded light window and wall light points.
- Charming main bedroom suite having beamed ceiling, striking square bay window, full height wall to wall mirrored wardrobes and column radiator. Contemporary en-suite shower room complete with walk in shower enclosure, Grohe thermostatic shower with rainfall head, concealed cistern floating toilet and vanity bowl basin. Contrasting porcelain wall and floor tiling, ladder towel rail and inset lighting.
- Second/guest bedroom with aspect to the rear, beamed ceiling and contemporary en-suite bathroom complete with P shaped bath, glazed screen and wall mounted controls, vanity bowl sink and concealed luxury Swirlflush floating toilet, contrasting porcelain wall and floor tiling, ladder towel rail and inset lighting.

- Access to boarded loft via hatch with drop down ladder and light, housing gas fired boiler, Megaflo cylinder and water softener.
- Attractive southerly facing private rear courtyard garden with black Indian sandstone terrace and views towards the church. Fenced and hedged boundaries providing seclusion. Fitted painted bench seating including planters and fig tree, external tap and lighting. Paved seating area and cottage planted borders to the front of the property.
- Services & Points of Note: All mains services. Gas central heating, Karndean flooring with wet underfloor heating throughout the ground floor. Bespoke secondary glazing and double glazed bifold doors with fitted blinds. Oak internal doors. Right of access across the rear courtyard for neighbouring properties.
- Council Tax Band: E – Sevenoaks District Council
- EPC: C (Grade II Listed)

#### Situation

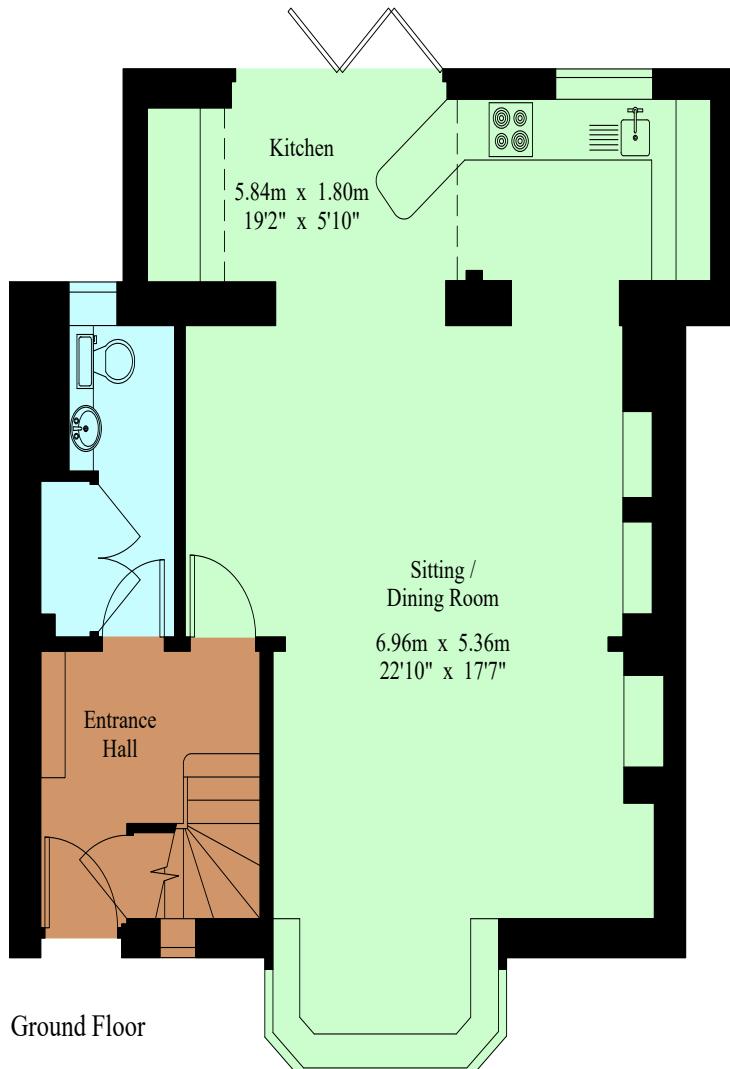
Forge Square occupies a prominent position overlooking the green in this picturesque and vibrant village renowned for its charming mock Tudor listed buildings and its idyllic village green, where cricket matches paint a quintessentially English summer scene with countryside walks direct from the doorstep. Located within a designated conservation area, the village boasts a wealth of amenities including Leigh primary school, church, village store, recycling centre, post office, local hairdressers, public houses within walking distance, royal legion, village hall offering numerous activities, cricket, tennis, rugby and fishing clubs with the National cycle route running through the village from Penshurst Place to Tonbridge. Conveniently located Leigh Railway Station offers services to London Victoria/Charing Cross via the Tonbridge/ Redhill line and Gatwick airport, with bus routes available from the village 210/235. Food vans visiting the village green include Fish & Chips, Pizza and Thai. The nearby Hildenborough mainline station offers services to London Bridge, London Waterloo East, and London Charing Cross. The towns of Sevenoaks and Tonbridge are within easy reach, offering an extensive array of shops, boutiques, restaurants, and leisure facilities. The area is also home to numerous outstanding state, grammar and private schools. Recreational opportunities with the Sevenoaks Leisure Centre, golfing at Nizels and Poult Wood, cricket at The Vine. Convenient access to the A21 ensures swift connections to the national motorway network, Gatwick, Stansted, and Heathrow Airports, the Channel Tunnel, and the picturesque Kent coast.



Viewing Strictly By Appointment

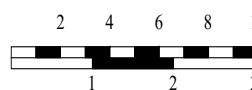
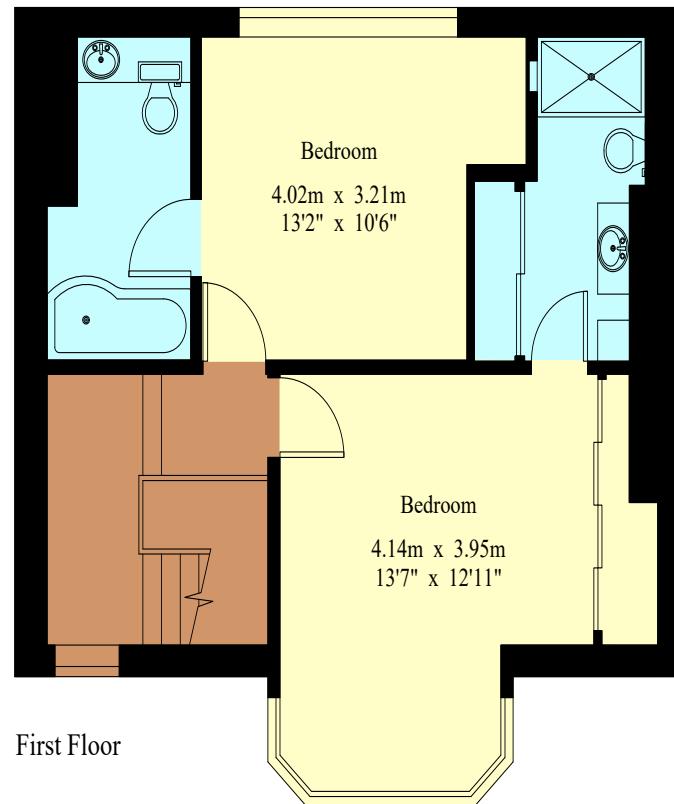
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## 2 Forge Square

Gross Internal Area : 110.6 sq.m (1190 sq.ft.)



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