

12 Powder Mills, Leigh, Kent, TN11 9AP
Guide Price: £390,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS





*Attractive Mid-Terrace Cottage *Popular Semi-Rural Location
*Ideal Investment or First Purchase
*Country Walks from the Doorstep *Two Double Bedrooms
*Open Plan Sitting/Dining Room with Woodburning Stove
*Kitchen/Breakfast Room *First Floor Bathroom with Separate Shower
*Courtyard Rear Garden
*Off Road Parking *No Onward Chain

Description
This attractive mid-terrace cottage offers a unique opportunity, situated in a quiet, semi-rural residential location on the outskirts of the village of Leigh. The property features two double bedrooms, first floor bathroom, off road parking, and a delightful courtyard rear garden, an ideal investment or first purchase.

Accommodation

- You enter the cottage into the entrance hallway, with inset coir matting, stairs rising to the first floor and door leading to the:-
- Open plan sitting/dining room, a dual aspect bright space with window to front and French doors leading out to the terrace. Focal wood burning stove set on a brick hearth, wall light points, understairs cupboard and door opening to the kitchen.
- Kitchen/breakfast room fitted with a range of wall mounted cabinets and base units of cupboards and drawers finished with laminate worktops, including a breakfast bar and tiled splashback. Space for appliances including cooker, washing machine and dishwasher. Sink under window with aspect to rear, wall mounted Ideal gas boiler and laminate flooring.
- Main bedroom with aspect to front, comprehensive range of fitted floor to ceiling wardrobes including bedside tables and drawers, small feature brick fireplace and inset lighting.
- Second double bedroom with aspect to rear overlooking the garden, feature painted brick fireplace and inset lighting.
- First floor bathroom fitted with a white suite comprising panelled bath, pedestal basin and close coupled toilet, separate shower enclosure, finished with smart mosaic tiling, ceramic tiled flooring and inset lighting.
- Low maintenance courtyard rear garden, terrace with seating area, area of lawn with bike shed, vegetable patch and fenced boundaries. Off road parking space to front with pathway leading to the front door.

- Services and Points of Note: All mains services: Gas central heating. Double glazed windows. Right of access with neighborouring properties across the rear.
- Council Tax Band: D – Sevenoaks District Council
- EPC: C

Leigh
Powder Mills is a delightful semi-rural location off Powdermill Lane, ideally situated between the popular villages of Hildenborough and Leigh a picturesque village which is renowned for its mock Tudor listed buildings and pretty village green, where cricket is played during the summer months. Amenities include a primary school, church, village store, post office and Leigh railway station (Victoria and Tonbridge/Redhill line). Close access to public footpaths and cycle tracks leading to Leigh, Tonbridge, surrounding villages, pubs and countryside walks with The Plough Public House nearby. Hildenborough main line station (Charing Cross/Cannon Street line) is approximately two miles distant, and a good range of shopping, educational and recreational facilities may be found at both Sevenoaks and Tonbridge. The area is also home to numerous outstanding schools including Sevenoaks School, Sevenoaks Prep, Schools at Somerhill, New Beacon, Weald of Kent, Tonbridge Girls Grammar School, Judd School for Boys, Hilden Grange Preparatory School, and the prestigious Tonbridge Public School. Recreational opportunities abound with the Sevenoaks Leisure Centre, golfing at Nizels and Poult Wood, cricket at The Vine, and various local sports clubs. The property's 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

01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk

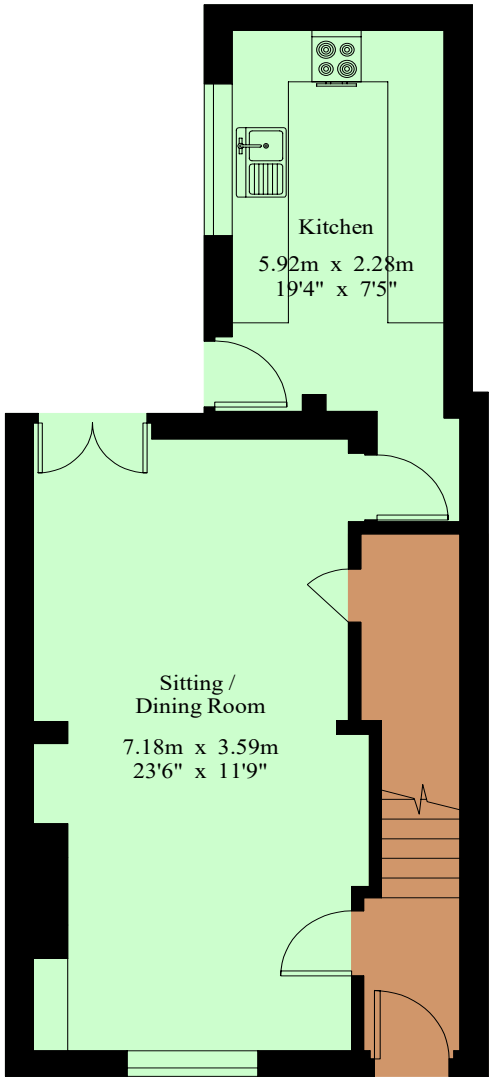




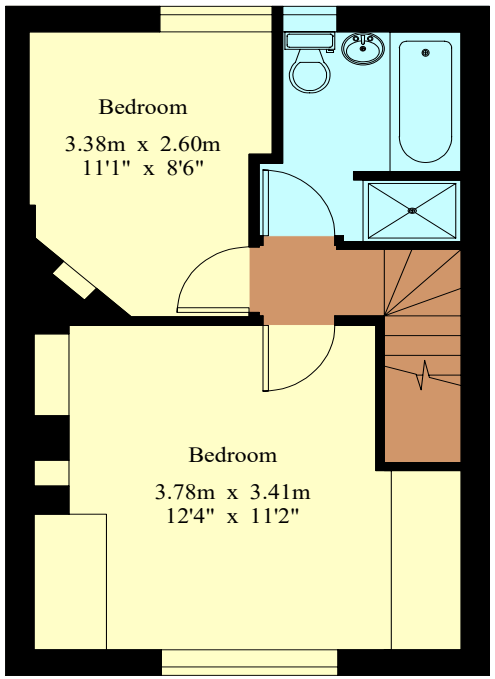


12 Powder Mills

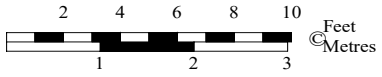
Gross Internal Area : 76.7 sq.m (825 sq.ft.)



Ground Floor



First Floor



©

For Identification Purposes Only.

2026 Trueplan (UK) Limited (01892) 614 881

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205

The Property Ombudsman