



Cherylea, Powder Mills, Leigh – TN11 9AP

Guide Price £1,000,000 – £1,100,000

est. 1828
bracketts



Offered for sale is this unique detached family home, accessed via a private driveway, offering flexible and spacious accommodation ideal for modern family living. Internally, the property can be configured as either a 4 or 5-bedroom home. The ground floor comprises an inviting entrance hall, a practical boot/utility room, a modern fitted kitchen, and a large open-plan sitting room featuring a charming log-burning stove. There is also a dining room (which could serve as an additional bedroom), two further ground-floor bedrooms, a separate cloakroom WC, and a shower room.

Upstairs, the first floor offers two further bedrooms and a well-appointed family bathroom.

Externally, the property boasts mature side and rear gardens, predominantly laid to lawn and enhanced by a variety of trees, shrubs, and borders.

A standout feature is the detached double garage, which has been converted into a versatile office/studio complete with its own shower room. Subject to the necessary consents, this space could serve as an excellent annex.

Additional benefits include ample off-street parking for several vehicles.

The property is situated just outside the highly sought-after and picturesque village of Leigh, renowned for its charming mock Tudor listed buildings and quintessential village green, where cricket is played during the summer months. The village offers a range of local amenities including a primary school, church, village store, post office, and Leigh railway station with services to Victoria and the Tonbridge/Redhill line.





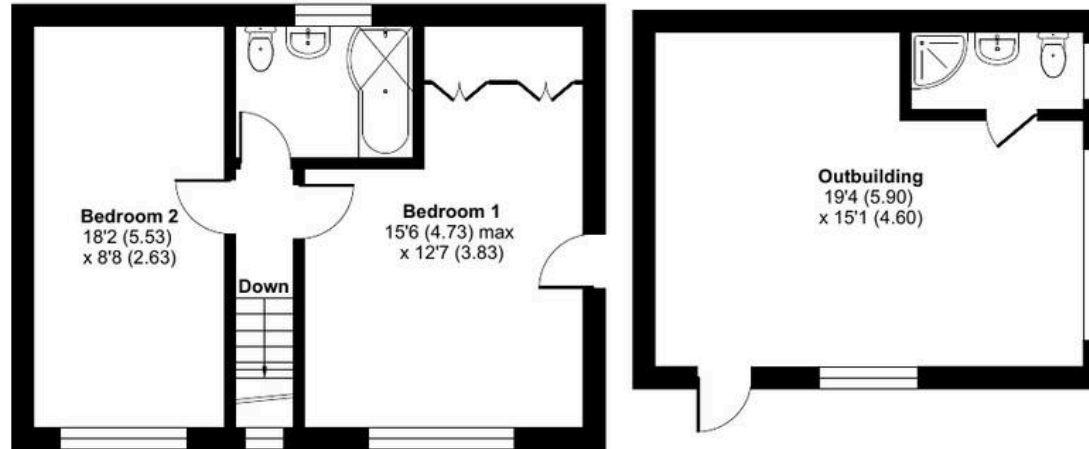
Cherylea, Powder Mills, Leigh, Tonbridge, TN11

Approximate Area = 1774 sq ft / 164.8 sq m

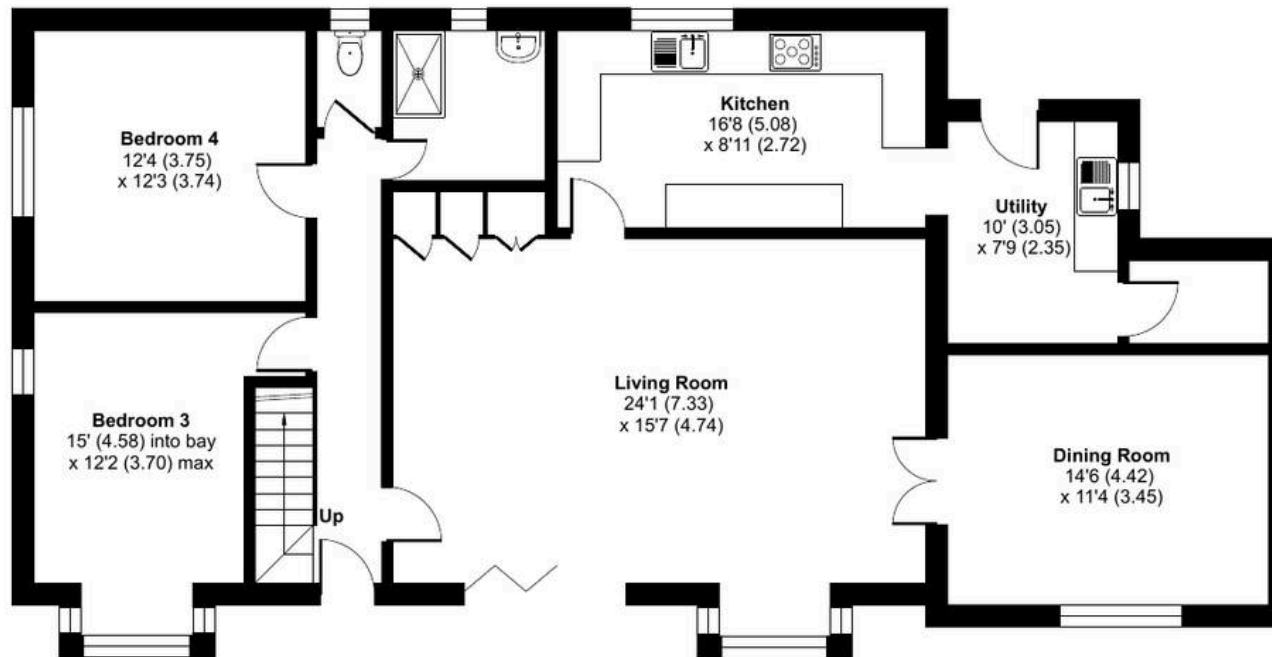
Outbuilding = 292 sq ft / 27.1 sq m

Total = 2066 sq ft / 191.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

