



Pheasant Hollow, Hollow Trees Drive, Leigh, Kent TN11 8QA  
Guide Price: £880,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Individual Detached Farmhouse Style Family Home
- \*Situated in a Private No Through Lane \*Constructed in 2000
- \*Sought After Village Location of Leigh \*Four Double Bedrooms
- \*Three Bathrooms \*Sitting Room with Dual Aspect Stove
- \*Spacious Country Style Kitchen \*Detached Timber Barn/Garaging
- \*Gardens Surrounding the Property with Terrace & Pond
- \*Views over Surrounding Paddocks \*No Onward Chain

#### Description

This individual detached house is ideally positioned on a private no through lane, close to local primary school and village amenities. This versatile property offers generous living spaces with dual aspect wood burning stove, perfect for winter entertaining, blending comfort and rural charm. Set amidst open green fields the property enjoys a tranquil outlook, making it an idyllic retreat from the bustle of daily life, including a carefully crafted barn with power which could be converted and utilised as an idyllic home office.

#### Accommodation

- This delightful property is approached over a gravel driveway leading to the enclosed entrance porch with timber front door, window to side and latch door opening to the sitting room. Further latch door to a dual aspect ground floor double bedroom.
- Bright and welcoming dual aspect sitting room with windows overlooking the garden and sliding patio doors opening to the rear terrace, raised exposed brick dual aspect central feature fireplace with wood burning stove, inset oak beams to either side and wall light points. Open plan to the dining room, with further window overlooking the garden.
- Off the dining room is a spacious inner hallway with window to side, stairs rising and turning to the first floor, door to the second ground floor double bedroom with aspect to side, continuing into the kitchen with door to:-
- Spacious ground floor bathroom fitted with a white suite comprising panelled bath with handheld mixer tap, vanity unit housing concealed cistern toilet and basin and separate shower cubicle, tiling to half height with border tile. Airing cupboard housing mega flow hot water cylinder and underfloor heating.
- Country farmhouse feel kitchen fitted with a comprehensive range of cream Shaker style cabinets and base unit of cupboards and drawers with ceramic sink, contrasting laminate worktops and tiled splashback. Appliances include integrated fridge/freezer, Neff eye level double oven and corner hob with extractor over. Ceramic tiled flooring with underfloor heating, inset lighting, dual aspect and stable door leading to the garden. A latch door leads to the utility room with window, space and plumbing for washing machine and door to ground floor cloakroom with close coupled toilet and pedestal basin.
- First floor landing with attractive vaulted ceiling, wooden balustrade and galleried landing. There are two spacious bedrooms to either side on the first floor both into eaves with dormer windows affording a lovely outlook over the garden and paddocks beyond, spot lighting and eaves storage.
- Family bathroom into eaves fitted with a white suite comprising panelled bath with handheld shower attachment, tiling to half height, pedestal basin and close coupled toilet, chrome heated towel rail.



The property is approached over a gated walled gravel driveway with detached attractive timber barn/garaging with power and light offering potential for conversion for a variety of uses or home office if required. The attractively landscaped gardens surround the property with large Indian stone terrace ideal for al fresco dining and raised garden pond. Mainly laid to level lawn with fenced boundaries and established shrub/flower borders including roses. External power, tap and external oil fired boiler.

- Services & Points of Note: Mains water, electricity and drainage. Oil fired central heating. Double glazed windows. Screened oil tank.
- Council Tax Band: G – Sevenoaks District Council.
- EPC: D

#### Situation

The property is situated on the outskirts of 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, including Haysden lakes. Located within the High Weald Area of Outstanding Natural Beauty and a designated conservation area, the village boasts a wealth of amenities including Leigh primary school, church, recently revitalised 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

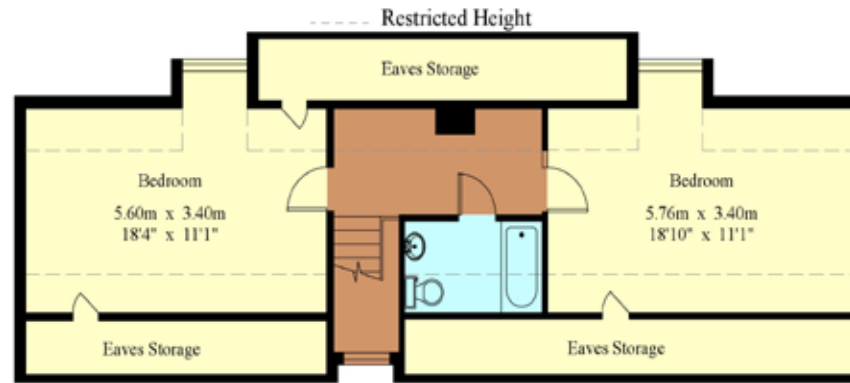
01732 834835

[www.jamesmillard.co.uk](http://www.jamesmillard.co.uk)  
[hildenborough@jamesmillard.co.uk](mailto:hildenborough@jamesmillard.co.uk)

## Pheasant Hollow

House - Gross Internal Area : 181.5 sq.m (1953 sq.ft.)  
(Including Eaves Storage)

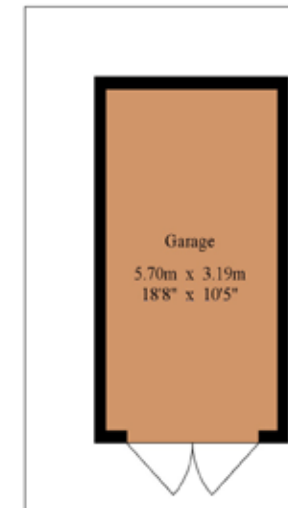
Garage - Gross Internal Area : 18.1 sq.m (194 sq.ft.)



First Floor



Ground Floor



For Identification Purposes Only.  
© 2025 Trauplin (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

