



Linden Lea, 2 The Compasses, Leigh, Tonbridge, Kent,
TN11 8HT

Guide Price £235,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Charming one bedroom Victorian cottage in a picturesque semi rural setting with potential for attic conversion * Beautifully presented throughout with recent improvements and ready to move into * Cosy sitting room with feature fireplace and character features * Generous double bedroom with views over the front garden and large bathroom with roll top bath * Courtyard garden with brick outbuilding, stone patio to front and no onward chain * EPC D / Council Tax Band B ***

Nestled on the outskirts of the picturesque village of Leigh, Linden Lea, is a delightful cottage set within the unique island of quirky dwellings that make up The Compasses. This utterly charming one bedroom Victorian property enjoys a delightful semi rural setting surrounded by open countryside, offering a wonderful blend of character, tranquillity and lifestyle. With access from three separate rights of way, from the moment you arrive, the appeal is immediate. A pretty front garden, mainly laid to lawn with a stone pathway, leads to a useful entrance porch, with the added benefit of a stone patio area positioned adjacent to the property, ideal for seating and enjoying the peaceful surroundings, creating an inviting approach and a lovely first impression. Internally, the property has been thoughtfully improved and is beautifully presented throughout, with fresh decoration and new carpets, allowing a buyer to move straight in and enjoy from day one. The overall feel is one of warmth and charm, with character features blended seamlessly with practical modern touches. To the first floor, there is a generous double bedroom enjoying pleasant views over the front garden, together with a particularly spacious bathroom fitted with a freestanding Victorian style roll top bath, creating a stylish and relaxing space. To the rear, the garden has been designed with ease of maintenance in mind, laid as a courtyard with a useful outbuilding, while the property is offered for sale with no onward chain, making it an ideal purchase for a range of buyers seeking something a little special. Viewing highly recommended.

Entrance Porch

A useful and welcoming addition, double glazed to both sides with matching door and windows, providing a practical space for shoes and everyday items before leading through to the main living accommodation.

Sitting Room

A cosy and characterful reception room featuring a double glazed window to the front overlooking the garden, wood flooring and a brick fireplace with quarry tiled hearth and wooden mantle. The exposed chimney breast incorporates a built in cupboard housing the meters with shelving above, adding both practicality and charm to this inviting living space.

Kitchen

Positioned to the rear with a double glazed window overlooking the garden, the kitchen is fitted with a range of base units with work surfaces over and inset stainless steel sink and drainer. There is space for a freestanding electric cooker and plumbing for a washing machine, together with a useful under stairs storage cupboard. A stable door with glazed insert opens directly onto the rear garden, bringing in natural light and enhancing the connection to the outside space.





First Floor Landing

With doors leading to the bedroom and bathroom.

Bedroom

A generous double bedroom enjoying a pleasant outlook to the front via a double glazed window. The room features a period style fireplace with wooden mantle, wall mounted electric heater and newly fitted carpet, creating a comfortable and well presented sleeping space.

Bathroom

A particularly attractive and well appointed bathroom fitted with a Victorian style freestanding roll top bath with central mixer tap and handheld shower attachment. Complemented by a pedestal wash hand basin and low level WC, together with a chrome heated towel rail and airing cupboard housing the hot water cylinder.

Outside

Rear Garden

the rear garden is laid as a courtyard with hard standing and benefits from pedestrian access and an outside water tap. A real feature is the brick outbuilding with power and lighting, ideal for storage.

Tenure

Freehold

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Score	Energy rating	Current	Potential
92+	A		127 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

